Heaton House, Heaste Road, Harrapool

Offers Over **£435,000**

Heaton House, Heaste Road

Harrapool, Isle of Skye

Spacious 4 bed(1 ensuite) family home built in 2005 with sea and mountain views, 3 reception rooms, large garden, garage/workshop. Walk-in condition, private yet central in Broadford.

- Council Tax band: F
- Tenure: Freehold
- EPC Energy Efficiency Rating: C
- EPC Environmental Impact Rating: C

KEY FEATURES:

- Views of Broadford Bay and the Red Cuillin
- Spacious 4-bedroom (1 ensuite) family home
- 3 reception rooms
- Walk-in condition
- Spacious garage/workshop

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GENERAL DESCRIPTION:

Heaton house is a beautifully situated, spacious family home with delightful views towards Broadford Bay and the Red Cuillin. Warm and inviting, the house makes a lovely family home with a light spacious kitchen at the heart of the home. With three receptions rooms on the ground floor, the property has ample space to entertain family and friends or to provide a comfortable environment to work from home. The property further benefits from 4 spacious bedrooms(1-ensuite) and family bathroom on the upper floor and is presented in walk-in condition. The spacious garden includes a garage workshop and offers a great sense of privacy and space for avid gardeners. While being centrally located near facilities and amenities in Broadford, the property still offers a sense of privacy and peace.

Call or email RE/MAX Skye today to arrange your viewing appointment.

PROPERTY COMPRISES:

Ground Floor: Entrance Porch, Hallway, Lounge, Sitting Room, Dining Room, Kitchen, Rear Entrance Hallway, Utility Room, Cloakroom.
Upper Floor: Landing, 4 Bedrooms (1-ensuite), Family Bathroom, Loft.

EXTERNAL:

Garage
Greenhouse
Garden Grounds

DETAILS:

HOME REPORT: Available from RE/MAX Skye
SERVICES: Mains electricity, mains water, drainage to septic tank.
BROADBAND: Utility Warehouse

LOCATION:

The residential/crofting area of Harrapool sits on the outskirts of Broadford, the island's second largest settlement, in the shadow of Beinn na Caillich (one of the Red Cuillin) on a beautiful, curved bay, with views over to the islands of Longay, Pabay and the Crowlins and out towards the hills of Wester Ross beyond. The village is only 7 miles north of the Skye Bridge and is an ideal base for hill walking, bird-watching and other outdoor activities, with two piers ideal for mooring a boat. Broadford also benefits from a good range of local amenities.

ACCOMMODATION:

Heaton house was built in 2005 and extends to approximately 215m². The property benefits from double glazed timber frame windows and double-glazed uPVC and timber doors. Heating to the property is by way of an oil-fired Boulter Buderus central heating boiler to radiators throughout the property, supplemented by a coal fireplace with electric inset in the lounge. The hot water tank is located in the landing cupboard. The property further benefits from a single garage/workshop with storage space and from an outdoor tap and exterior sockets.

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GROUND FLOOR:

ENTRANCE PORCH:

5' 1" x 6' 6" (1.55m x 1.99m)

uPVC glazed exterior door with frosted leaded glazed panels to side elevation, window to front elevation with water and mountain views, ceiling hanging light, radiator, wood laminate flooring, access to hallway.

ENTRANCE HALLWAY:

12' 1" x 15' 0" (3.68m x 4.56m)

Half-glazed multi-pane timber door, window to front elevation in staircase, flush mount ceiling light, understairs cupboard (with consumer unit), radiator, fitted carpet, access to lounge, sitting room, dining room, kitchen, stairs to upper floor.

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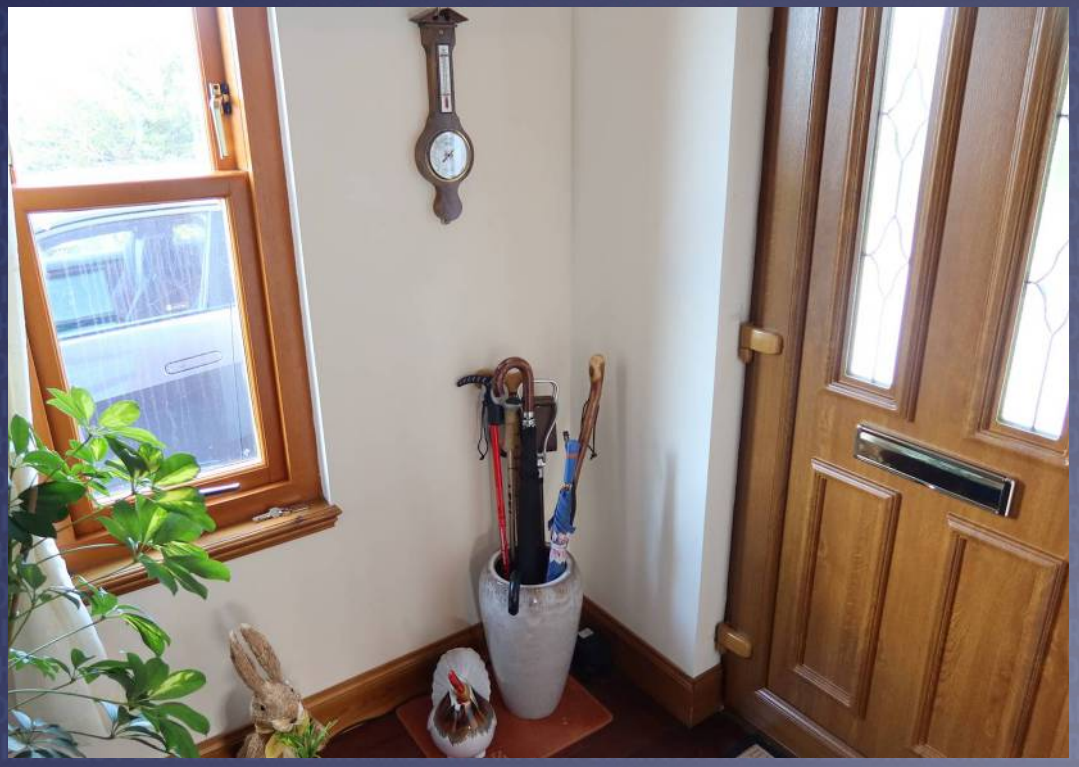

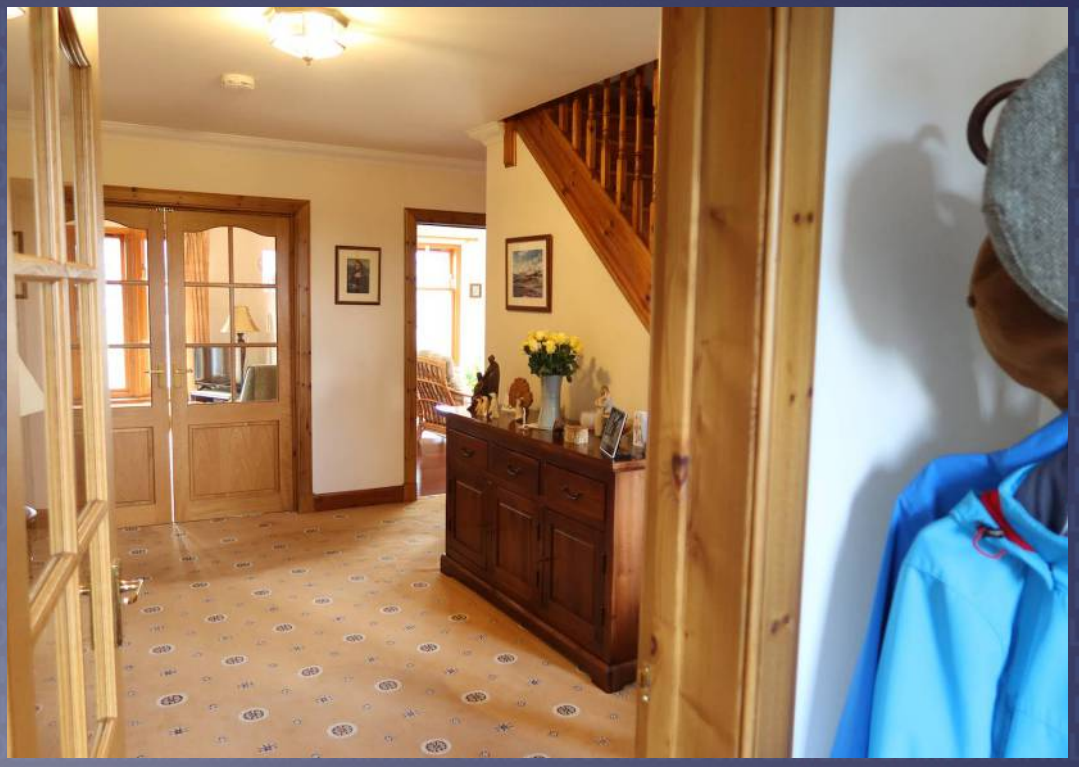

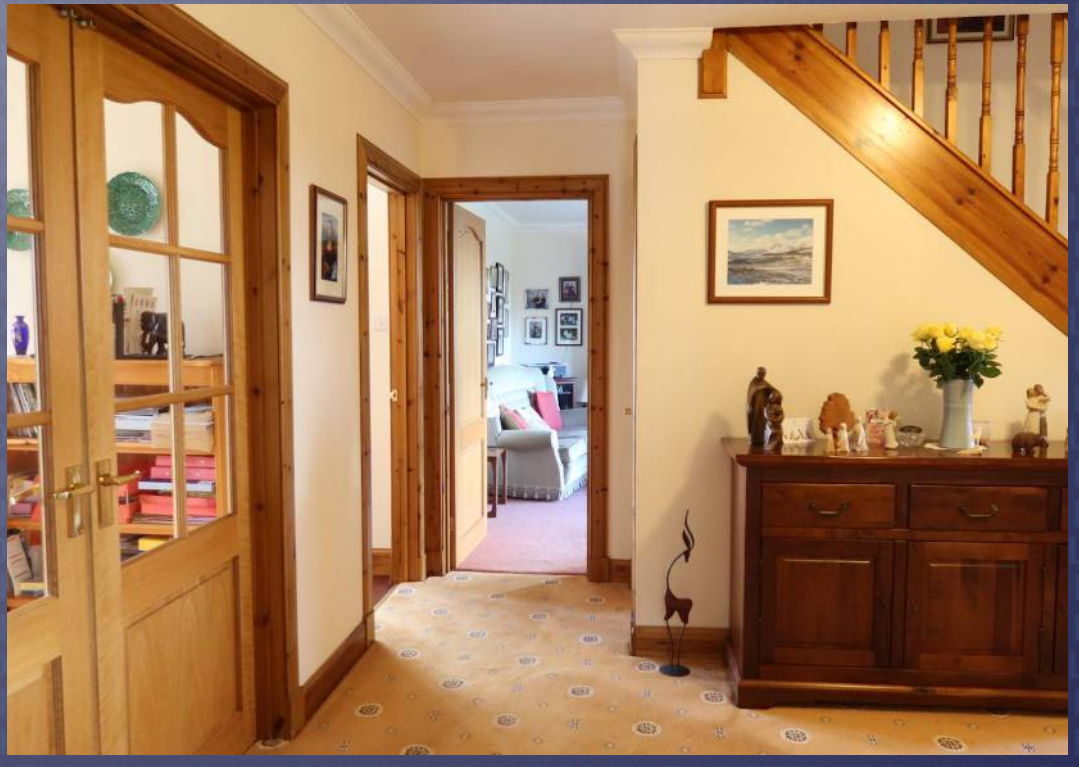

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GROUND FLOOR (CONTINUING):

LOUNGE:

15' 7" x 15' 9" (4.76m x 4.81m)

Timber door, windows to front elevation with water and mountain views, ceiling chandelier, electric fireplace on marble hearth with marble mantle over, radiator, fitted carpet.

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GROUND FLOOR (CONTINUING):

SITTING ROOM:

11' 7" x 19' 9" (3.54m x 6.03m)

Timber door, dual aspect room with windows to rear elevation with views of the Red Cuillin and glazed double doors to garden, windows to side elevation with views of Broadford Bay, ceiling chandelier, radiator, wood laminate flooring.

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GROUND FLOOR (CONTINUING):

DINING ROOM:
14' 3" x 13' 0" (4.35m x 3.97m)
Half glazed multi-pane timber French doors, windows to rear elevation with views of the Red Cuillin, ceiling chandelier, space for large dining table and chairs, radiator, fitted carpet.

BREAKFAST KITCHEN:
13' 1" x 15' 9" (4.00m x 4.80m)
Half glazed multi-pane timber door, windows to front elevation with water and mountain views, window to side elevation, ceiling downlights, range of base and wall units, laminate worktop, stainless steel sink with drainer, ceramic hob with integrated extractor hood over, tiled splash back, integrated NEFF double oven/grill, integrated Bosch dishwasher, integrated fridge, built-in pantry cupboard, space for large dining table and chairs, radiator, tiled flooring, access to rear entrance hallway.

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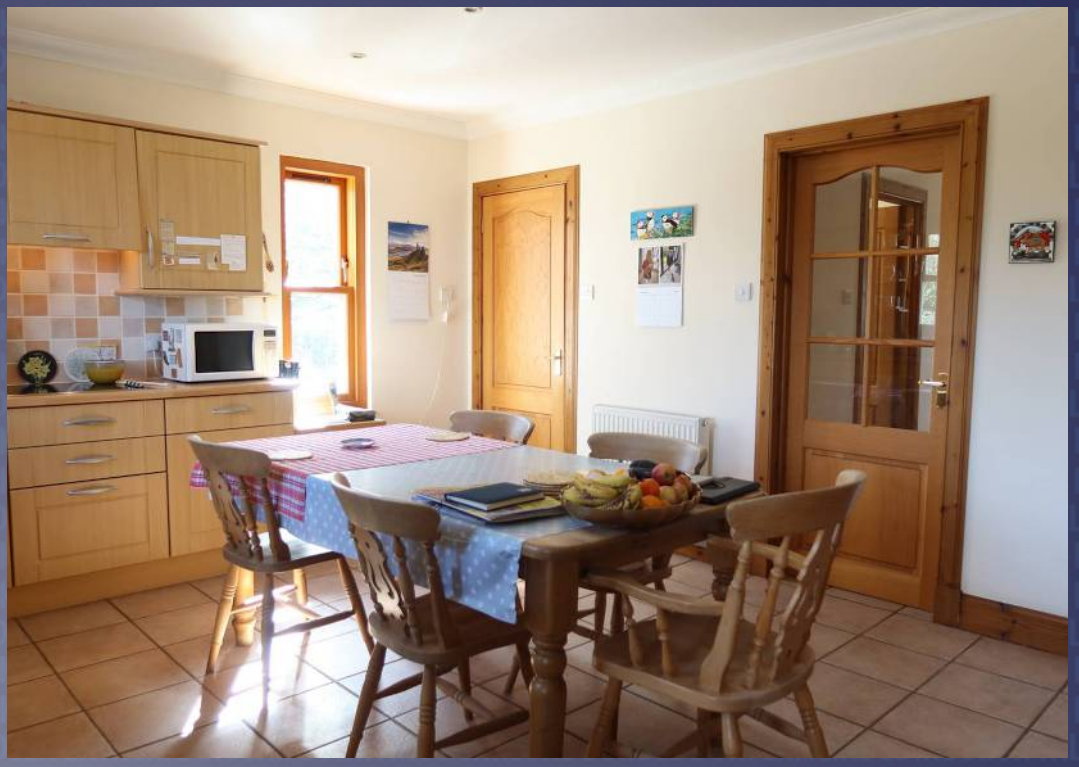
ABERDEEN BATHGATE BIGGAR BONNYRIGG CARLUKE DUNDEE DUNFERMLINE EDINBURGH FALKIRK GLASGOW GLENROTHES HUNTLY KIRKCALDY LANARK LANARKSHIRE



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GROUND FLOOR (CONTINUING):

REAR ENTRANCE HALLWAY:
14' 3" x 3' 10" (4.35m x 1.18m)
Half glazed multi-pane timber door, timber exterior door with leaded glazed panel, ceiling hanging light, wall-mounted coat rack, radiator, tiled flooring, access to utility room, cloakroom, rear garden.

UTILITY ROOM:
6' 0" x 6' 5" (1.83m x 1.95m)
(2.67m into niche) Timber door, window to side elevation, ceiling hanging light, range of base and wall units, laminate worktop, stainless steel sink with drainer, boiler, space for tall fridge freezer, shelved niche with space and plumbing for washing machine and tumble dryer and storage, tiled flooring.

CLOAKROOM:
5' 2" x 6' 5" (1.57m x 1.96m)
Timber door, frosted window to rear elevation, ceiling hanging light, WC, wall-mounted wash hand basin, radiator, tiled flooring.

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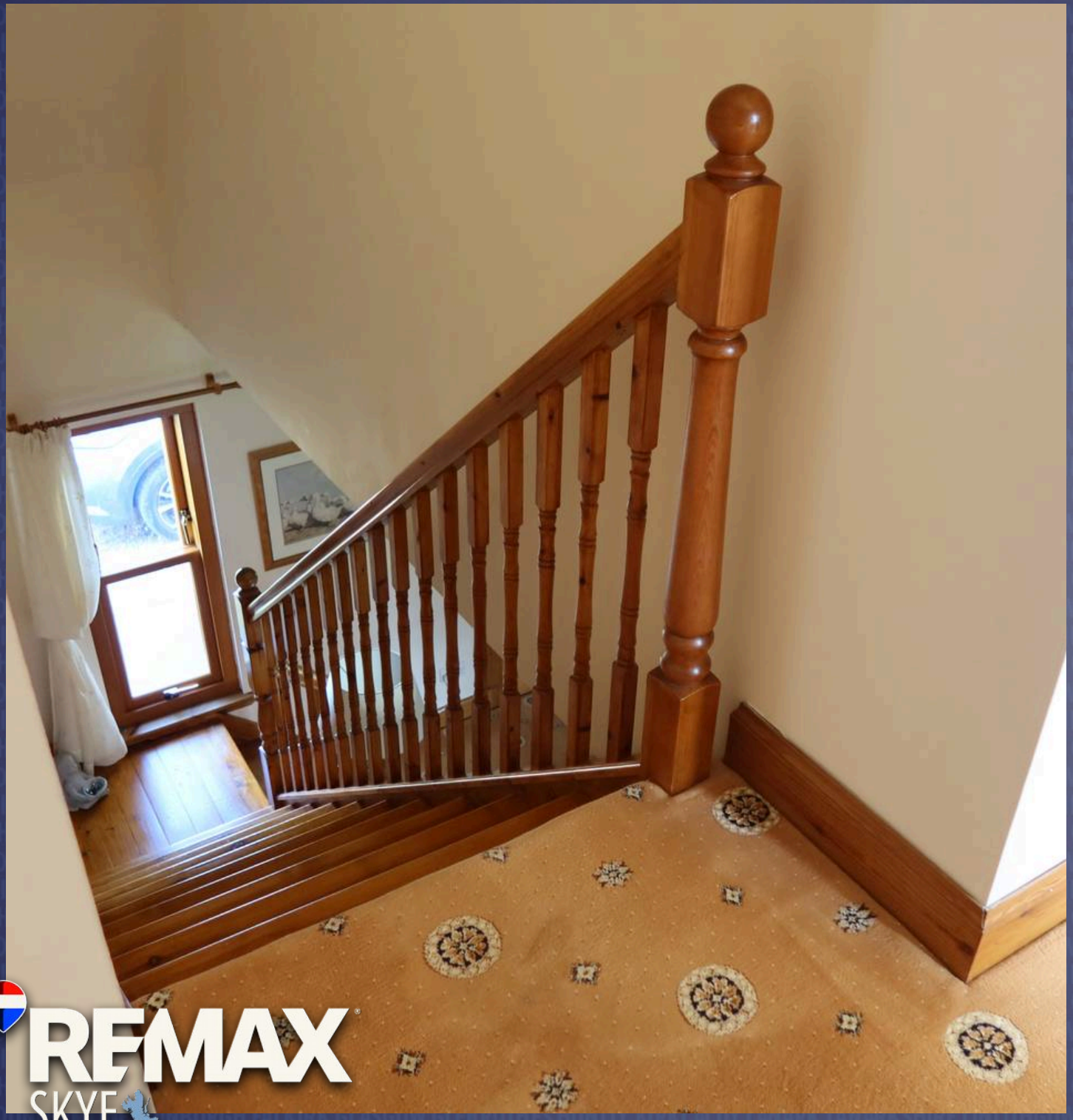

UPPER FLOOR:

STAIRS AND LANDING:

4' 0" x 20' 1" (1.21m x 6.13m)

Timber stairs rise to upper floor landing, ceiling hanging lights, built-in linen cupboard, radiator, fitted carpet, access to four bedrooms, bathroom, loft.

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UPPER FLOOR (CONTINUING):

BEDROOM SUITE:
23' 4" x 11' 9" (7.10m x 3.58m)

BEDROOM:
13' 9" x 11' 9" (4.19m x 3.58m)
(Dimensions under coombs) Timber door, dormer window to front and window to side elevation with water and mountain views, ceiling hanging light, radiator, fitted carpet, access to ensuite, walk-in wardrobe.

ENSUITE:
9' 1" x 7' 7" (2.78m x 2.31m)
(Dimensions under coombs) Timber door, Velux window to rear elevation with views of the Red Cuillin, ceiling hanging light, built-in bath with glazed shower screen, Mira electric shower over, WC, pedestal wash hand basin, tiled walls, extractor fan, shaver socket, ladder radiator, fitted carpet.

WALK-IN WARDROBE:
9' 2" x 5' 10" (2.80m x 1.79m)
(Dimensions under coombs) Timber door, ceiling light, shelves and hanging areas, fitted carpet.

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UPPER FLOOR (CONTINUING):

BEDROOM 2:
12' 5" x 9' 5" (3.79m x 2.86m)
(Dimensions under coombs) Timber door, Velux window to front elevation with water and mountain views, ceiling hanging light, radiator, fitted carpet.

BEDROOM 3:
13' 9" x 11' 9" (4.18m x 3.57m)
(Dimensions under coombs) Timber door, dormer window to front elevation with water and mountain views, windows to side elevation, ceiling hanging light, radiator, fitted carpet.

BEDROOM 4:
9' 2" x 16' 11" (2.80m x 5.16m)
(Dimensions under coombs) Timber door, Velux window to rear elevation with views of the Red Cuillin, window to side elevation, ceiling hanging light, built-in wardrobe, radiator, fitted carpet.

FAMILY BATHROOM:
9' 1" x 12' 8" (2.77m x 3.85m)
(Dimensions under coombs and into shower) Timber door, Velux window to rear elevation with views of the Red Cuillin, ceiling hanging light, built-in bath, built-in shower enclosure with glazed door, Mira electric shower over, WC, pedestal wash hand basin, towel rail, extractor fan, ladder radiator, fitted carpet.

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UPPER FLOOR (CONTINUING):

LOFT:

Boarded loft with pull down folding loft ladder, lights, sockets.

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EXTERNAL:

GARAGE:

25' 4" x 12' 10" (7.71m x 3.91m)

Garage door to front elevation, uPVC side door to side elevation, windows to rear and side elevation, tube lights, storage loft, built-in shelving and workbenches, insulated, painted concrete floor.

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EXTERNAL (CONTINUING):

GREENHOUSE

GARDEN GROUNDS:
A gravel driveway lined with outdoor lights leads up to the house providing ample space for parking. Mature garden beds follow the curve of the driveway. A tiled ramp leads to the front entrance of the property. From the front garden, beautiful views of Broadford Bay can be enjoyed. The enclosed rear garden can be accessed through a metal vehicle gate and pedestrian gate. The garage/workshop sits at the end of the gravel driveway. The garden is mainly laid to gras with mature, well-tended garden beds throughout, with a mixture of display beds as well as vegetable beds. A pond has been installed in the centre of the garden lined by a gravel path. At the rear of the garage, raised beds and a greenhouse can be found. At the side of the house, covered raised beds have been installed.

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GENERAL:

EXTRAS:
Included in the sale are all fitted floor coverings and integrated appliances.

WHAT3WORDS:
///enveloped.walkway.comply

VIEWING:
Viewing this property is essential. Viewing can be arranged by calling RE/MAX Skye on 01471 822900 or by e-mailing skye@remax-scotland.homes.

INTEREST:
It is important that your solicitor notifies this office of interest, otherwise the property may be sold without your knowledge.

OFFERS:
Should be submitted in proper legal Scottish form to RE/MAX Skye Estate Agents, A87, Kyleakin, Isle of Skye, IV41 8PQ.

ENTRY:
At a date to be mutually agreed.

DISCLAIMER:
These particulars are prepared based on information provided by our clients. We have not tested the electrical system or any electrical appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Prospective purchasers should make their own enquiries - no warranty is given or implied. This schedule is not intended to and does not form any contract.

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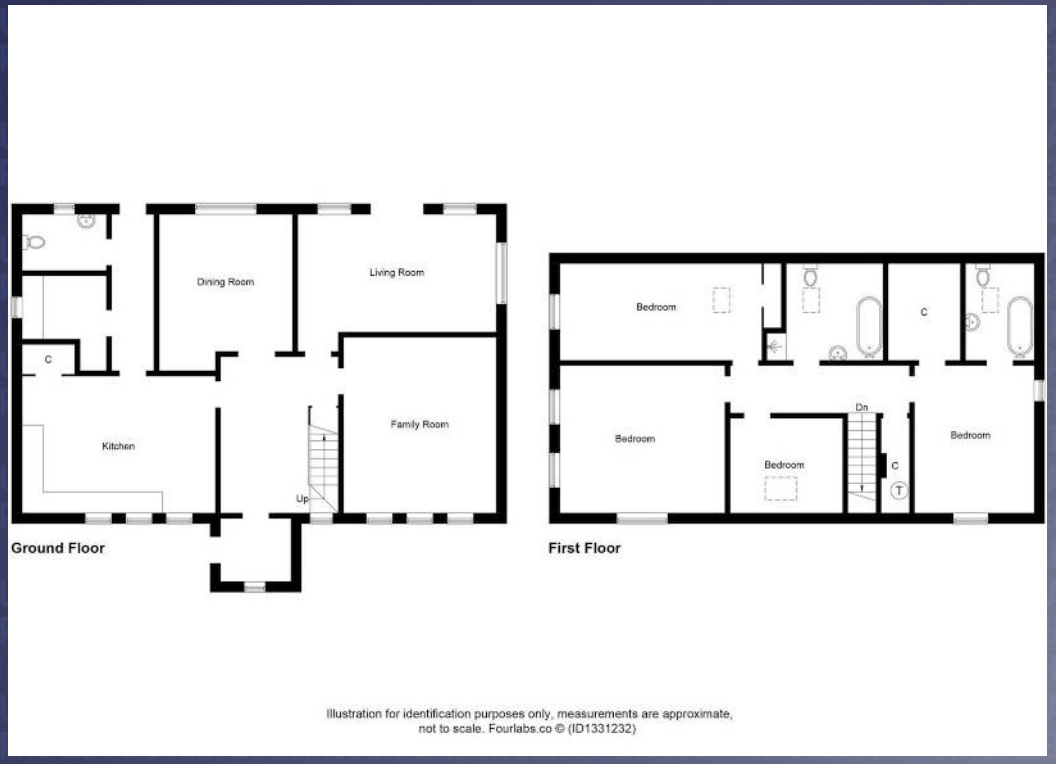
Dining Room
Living Room
C
Kitchen
Family Room
Up
Ground Floor
Bedroom
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Bedroom
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Bedroom
Bedroom
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First Floor
Illustration for identification purposes only, measurements are approximate,
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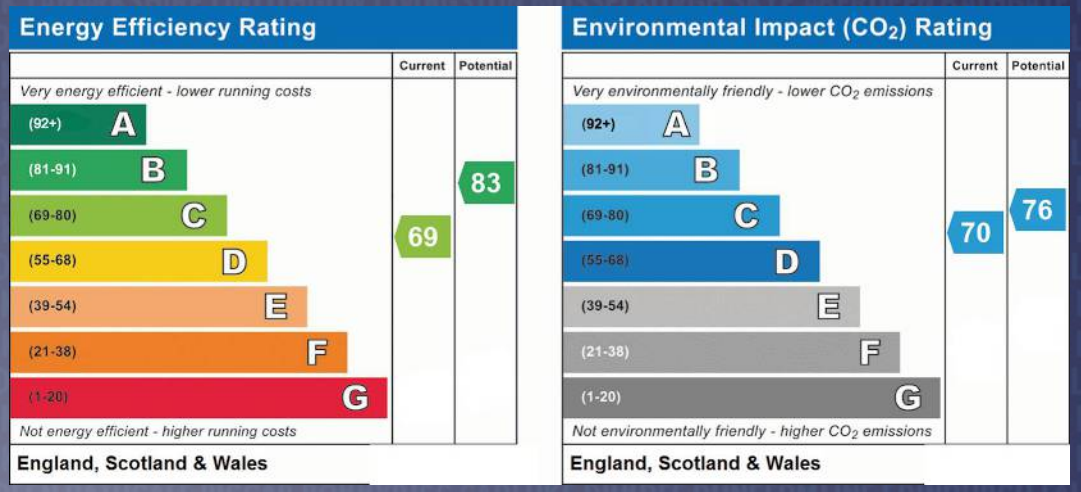
Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
69
83
England, Scotland & Wales
Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO_2 emissions
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO_2 emissions
70
76
England, Scotland & Wales

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Castle Grid
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