



The Isle of Skye Estate Agency

www.iosea.co.uk

The Isle of Skye Estate Agency

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11 Sraid Nic Coinnich, Broadford. IV49 9BW.

Mountain & sea views

UPVC double glazing

Two bedrooms

Communal gardens

Offers over

Home/holiday let

External communal store

£125,000

Electric heating

Convenient location

Description:

11 Sraid Nic Coinnich is an immaculately presented two bedroom ground floor flat with views towards the magnificent red Cuillin, Beinn Na Caillich. It's convenient location is ideally positioned to take advantage of all the local amenities and facilities the village has to offer.

11 Sraid Nic Coinnich is a bright and spacious two bedroom flat located on the outskirts of Broadford, ideally situated within walking distance of all the amenities the village has to offer.

The accommodation is set over one level and comprises; entrance hall, lounge, kitchen, two double bedrooms and bathroom. The property benefits from ample built in storage, electric heating, UPVC double glazing and off street parking.

The property has been upgraded by the current owner and is presented in walk in condition with spacious living accommodation finished in contemporary tones. Externally, the communal gardens to the front and rear are laid to lawn and offer views towards the Inner Sound. To the front of the property views of Beinn Na Caillich are also afforded.

11 Sraid Nic Coinnich would make an ideal home for a first time buyer or buy to let opportunity. The property must be viewed to appreciate what is on offer.

This property forms part of an established residential area close to the centre of Broadford. Broadford is a thriving community and offers many amenities including a supermarket, petrol station, hairdresser, shops, hotels, bars and restaurants. Facilities also include a hospital, medical centre and primary school. Secondary schooling is available in Portree, the Island's capital which is approx. 25 miles away.

Broadford is surrounded by beautiful scenery and many lovely walks. The Skye Bridge is approx. 9 miles away, providing access to the mainland.



Accommodation:

Entrance Hall

3.83m x 2.18m (12'06" x 7'01") at max.

Kitchen

2.74m x 2.72m (9'0" x 8'11")

Lounge

4.51m x 4m (14'09" x 13'01") at max.

Bathroom

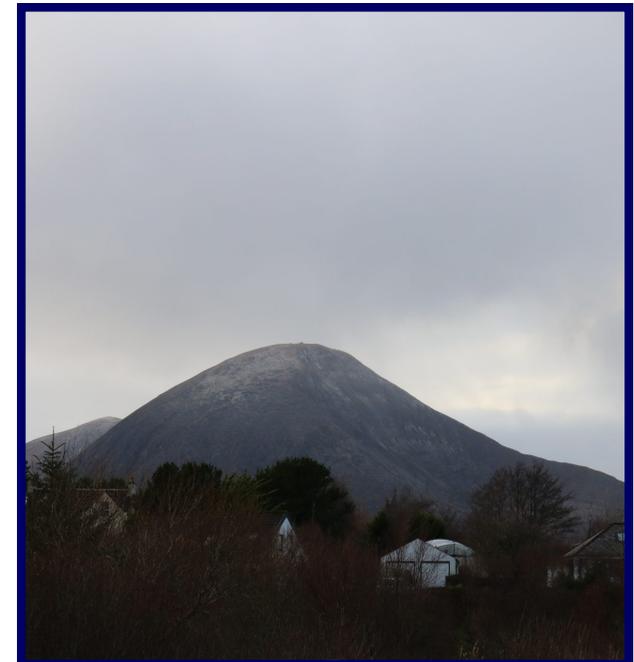
3.06m x 1.69m (10'0" x 5'06") at max.

Bedroom One

3.26m x 3.05m (10'08" x 10'0") at max.

Bedroom Two

2.84m x 2.75m (9'03" x 9'0")





Services:

Mains water, drainage and electricity.

Council Tax: Band B

EPC Rating: Band C

Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

Strictly by appointment through The Isle of Skye Estate Agency.

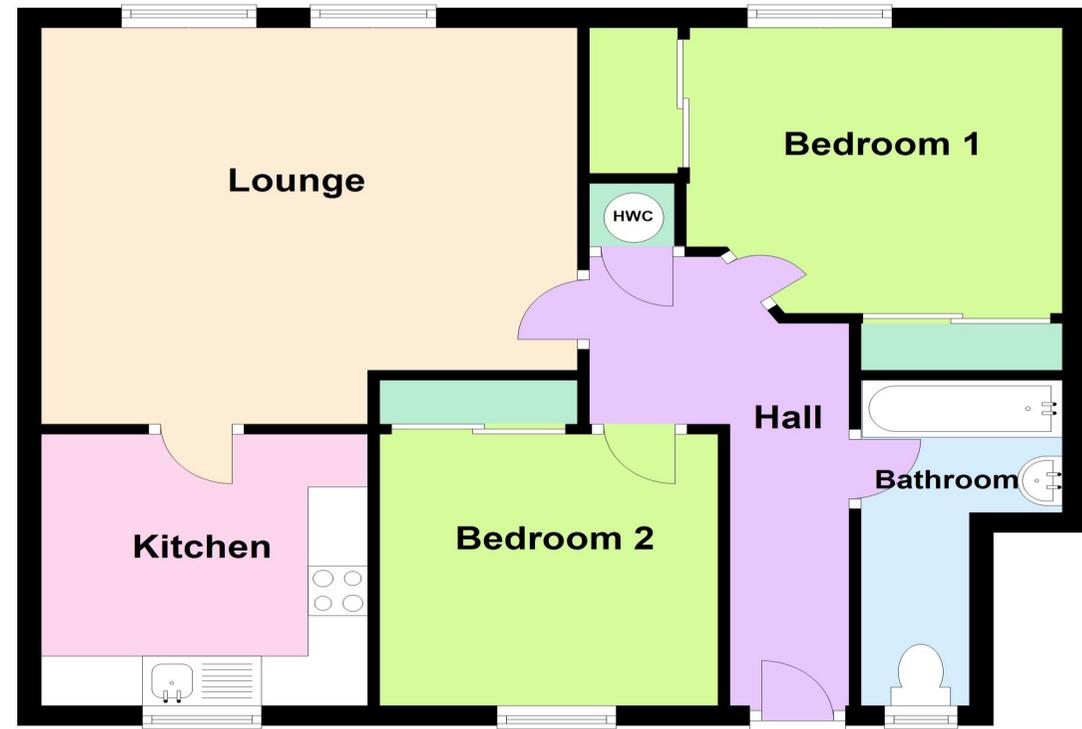
Entry:

By mutual agreement.

Directions:

Travel towards Broadford from the Skye Bridge via the A87. On entering the outskirts of the village, take the left hand turn signposted 'Lime Park'. Take the 1st left and then an immediate right into Sraid Nic Choinnich. No. 11 can be found on the left.

Ground Floor



It is important that if you retain an interest in the acquisition of this property you arrange for your interest to be formally noted to this Agency, otherwise a sale may be concluded on a closing date set without you having been advised.

Every reasonable care has been taken in the drawing up of these particulars for the guidance of interested parties. They are believed to be correct but no guarantee of their accuracy is given and no error or misdescription herein shall annul any sale or be made the subject of compensation by either side. Neither shall these details be deemed to form any part of any contract by either side. Prospective purchasers are advised to take legal advice on the extent and nature of the subjects they propose to acquire.

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