



The Isle of Skye Estate Agency

www.iosea.co.uk

The Isle of Skye Estate Agency

Portree Office: sales@iosea.co.uk

01478 612 683

Kyle Office: kyle@iosea.co.uk

01599 534 555



Ad Astra, 22 Lower Breakish. IV42 8QA.

Shore access
Popular location

Two bedrooms
Traditional features

Offers over

Family home/holiday let
Fully enclosed garden

£265,000

Double glazing & LPG heating
Wood burning stove

Description:

Ad Astra is a stunning two bedroom detached 1.5 storey property located in the picturesque and popular township of Lower Breakish.

Originally built over 100 years ago and subsequently extended, it was fully renovated in 2014 and offers a wonderful blend of modern convenience with traditional touches. A spacious garden, which leads to the shore, surrounds this immaculately presented property. Views across the Inner Sound, the Applecross peninsula, the Isles of Scalpay and Pabay and the Cuillins are afforded.

Ad Astra offers accommodation set out over two floors and comprises:

Entrance porch/utility, hallway, modern family bathroom, open plan lounge/kitchen and two spacious double bedrooms.

The property benefits from LPG heating, underfloor heating (ground floor), wood burner, double glazing and ample built in storage.

Externally the property sits side on in a spacious fully enclosed garden which is mainly laid to lawn. A gravel driveway leads from the private gate with space for a number of vehicles to park.

Ad Astra has previously been run as a successful holiday let but would also make for a stunning family or holiday home located close to local amenities in a beautiful shore side location.

Ad Astra must be viewed to fully appreciate the setting.



ACCOMMODATION

Entrance porch/utility

10'11" x 5'03" (3.34m x 1.61m)

Hall

5'08" x 3'04" (1.73m x 1.03m)

Bathroom

9'05" x 7'05" (2.88m x 2.26m)

Open plan lounge/kitchen

27'09" x 11'10" (8.48m x 3.61m)

Landing

4'09" x 9'0" (1.47m x 2.74m) at max. over stairs

Bedroom One

11'0" x 11'10" (3.38m x 3.61m)

Bedroom Two

11'0" x 11'10" (3.38m x 3.61m)





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Services:

Mains water and electricity. Drainage is by way of a septic tank. LPG Heating.

Council Tax: Band D

EPC Rating: Band E

Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

Strictly by appointment through The Isle of Skye Estate Agency.

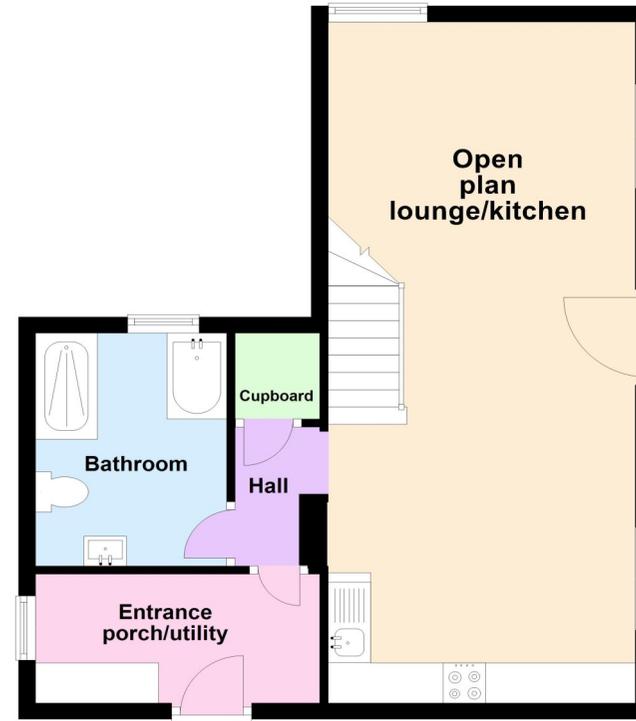
Entry:

By mutual agreement.

Directions:

From the A87 take the turning into Lower Breakish at the Misty Bottle Gin Shop. Follow the road and at the 1st junction take a right and immediate left. Follow this road and at the next junction take a left and Ad Astra is immediately on the right hand side.

Ground Floor



First 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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