



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



Bruach Na Mara, Ault A' Chruinn, Kyle. IV40 8HN.

Offers over

£210,000

Two bedrooms

Office + Static Caravan

Holiday home/let

Double glazing

Picturesque location

Garden + additional land (size to be confirmed by title) Stunning views

Shore side location

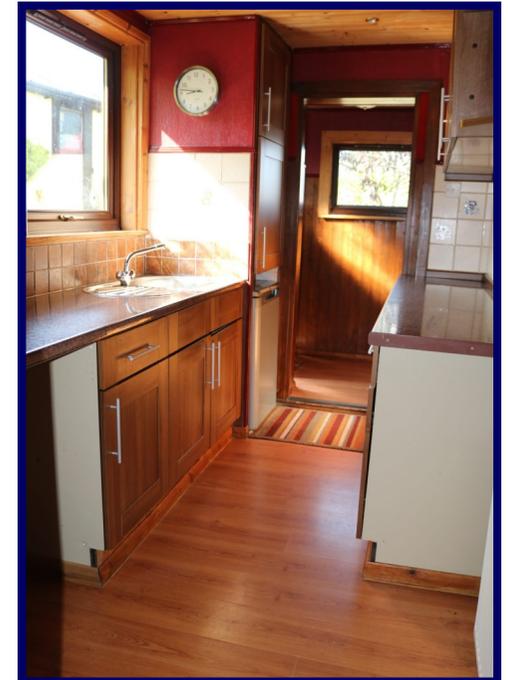
Description:

Bruach Na Mara is a charming two bedroom detached cottage in the small township of Ault A Chruinn which is nestled at the foot of the mountains of Kintail and located on the shore of Loch Duich. Beautiful views across the Loch, the surrounding landscape and mountains are afforded.

The accommodation within is set over two levels and comprises of; entrance porch, kitchen, living room, dining room and shower room with W.C., on the ground floor and a cloakroom with W.C. and two double bedrooms on the first floor. The property benefits from UPVC double glazing, an open fire, oil fired central heating and built in storage.

Externally the property is set within delightful low maintenance garden grounds. The garden is laid mainly to gravel hosting well established flowers, shrubs and bushes. A static caravan lies to the side of the property offering potential additional family accommodation or holiday let potential. A parcel of land lies beyond this, which may be suitable for a variety of uses, subject to the obtaining of any necessary consents.

Bruach Na Mara is a truly charming and characterful property which would make a wonderful home or holiday home/buy to let property set in a picturesque location with local amenities within easy reach.



ACCOMMODATION

Entrance Porch

5'06" x 3'06" (1.69m x 1.07m)

Kitchen

12'04" x 6'02" (3.77m x 1.89m)

Shower Room with W.C.

8'10" x 6'04" (2.69m x 1.93m) at max.

Living Room

14'05" x 11'04" (4.40m x 3.45m)

Dining Room

11'05" x 10'09" (3.49m x 3.29m)

Landing

5'11" x 2'10" (1.80m x 0.87m)

Bedroom One

11'09" x 11'0" (3.58m x 3.36m) at max.

Bedroom Two

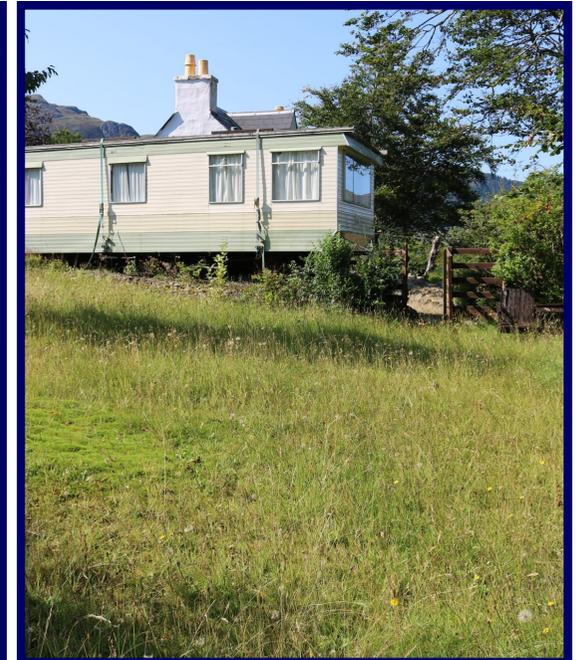
11'06" x 10'10" (3.50m x 3.30m)

Cloakroom with W.C.

3'04" x 3'01" (1.02m x 0.94m)

Office (store)

8'08" x 7'07" (2.65m x 2.32m)





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Services:

Mains water and electricity. Drainage is assumed to be to a private septic tank.

Council Tax: Band C (assumed)

EPC Rating: Band F

Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

Strictly by appointment through The Isle of Skye Estate Agency.

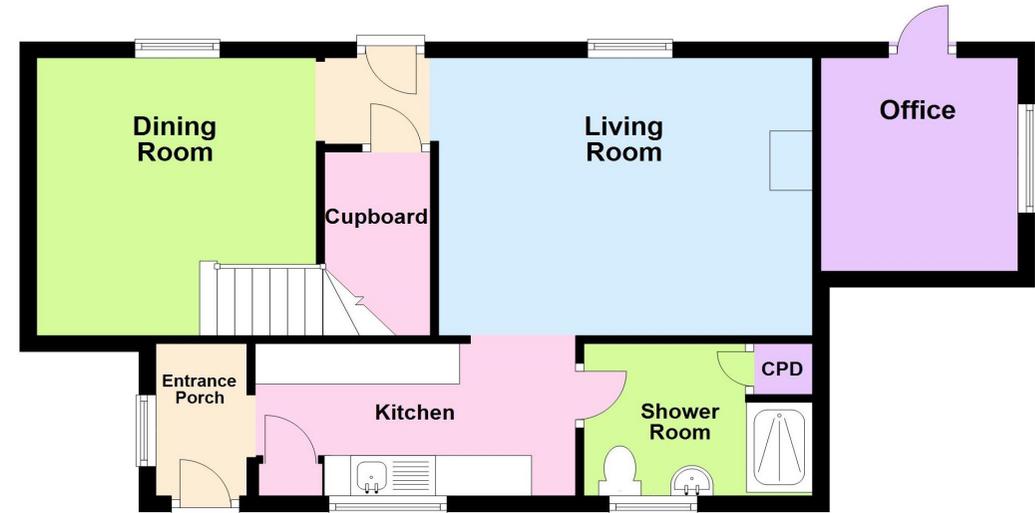
Entry:

By mutual agreement.

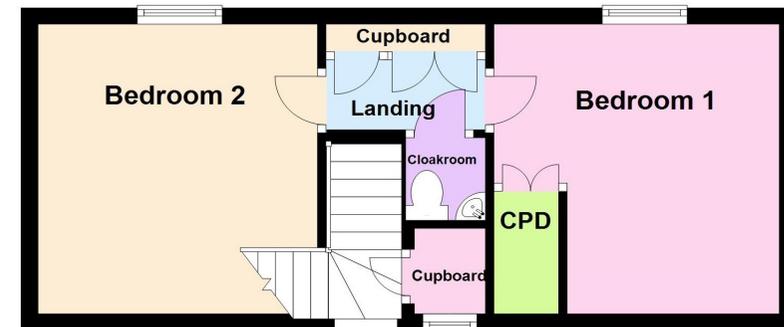
Directions:

From the A87 (coming from Inverness direction) take the right turn signposted Ault A Chruinn which is just before you reach the Shiel Causeway. Follow the road round sharply to the left and the property can be found approx. 100m on the left hand side (opposite the post box on the right).

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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Portree Office: Bridge Road
Portree
Isle of Skye
IV51 9ER

Kyle Office: Main Street
Kyle of Lochalsh
Ross-Shire
IV54 8RD