



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



Laoghras, Broadford. IV49 9AA.

Offers over

£330,000

Architect designed

Five Bedrooms

Family home/holiday let

Double glazing & LPG heating

Popular location

Accommodation over five levels

Garden grounds circa one acre (to be confirmed by title deed)

Multi fuel stove

Description:

Laoghras (pronounced Lau-uh-rass) is an impressive architect designed five bedroom detached property. Located on the outskirts of the popular village of Broadford and occupying an elevated position panoramic sea views across Broadford Bay, the Inner Sound and beyond are afforded.

Laoghras is a substantial property set within generous garden grounds located off a quiet road on the outskirts of Broadford. The property has three storeys and the accommodation is distributed over five levels. With wood panelling to the ceilings and sloping walls throughout plus a balcony to the front the property has an overall unique charm.

The spacious accommodation within consists of entrance lobby, hallway, utility room, cloakroom, five bedrooms, lounge, dining room, two shower rooms with W.C. and a kitchen. The property benefits from double glazing, LPG central heating and ample built in storage.

Externally the property has private garden grounds extending to circa 1 acre (to be confirmed by title deed). A timber shed lies to the side.

Laoghras would make a wonderful family home set in a peaceful position with lovely sea views and must be viewed to fully appreciate what this unique property offers.



ACCOMMODATION

Entrance Lobby

8'07" x 8'05" (2.64m x 2.59m)

Hallway

15'01" x 8'07" (4.61m x 2.63m)

Utility Room

9'01" x 8'09" (2.77m x 2.68m)

Cloakroom

4'04" x 4'02" (1.32m x 1.27m)

Dining Room

12'04" x 12'02" (3.77m x 3.73m)

Kitchen

11'11" x 7'07" (3.64m x 2.33m)

Bedroom One

13'10" x 11'11" (4.22m x 3.65m)

Bedroom Two (master)

11'09" x 11'02" (3.60m x 3.42m)

Shower Room with W.C.

10'10" x 6'10" (3.32m x 2.10m) at max.

Lounge

20'11" x 17'06" (6.38m x 5.33m) at max.

Bedroom Three

11'11" x 11'0" (3.64m x 3.36m) at max.

Bedroom Four

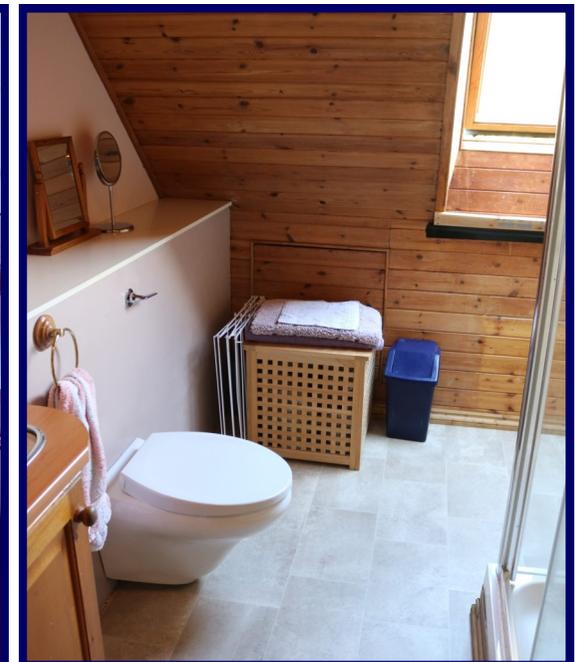
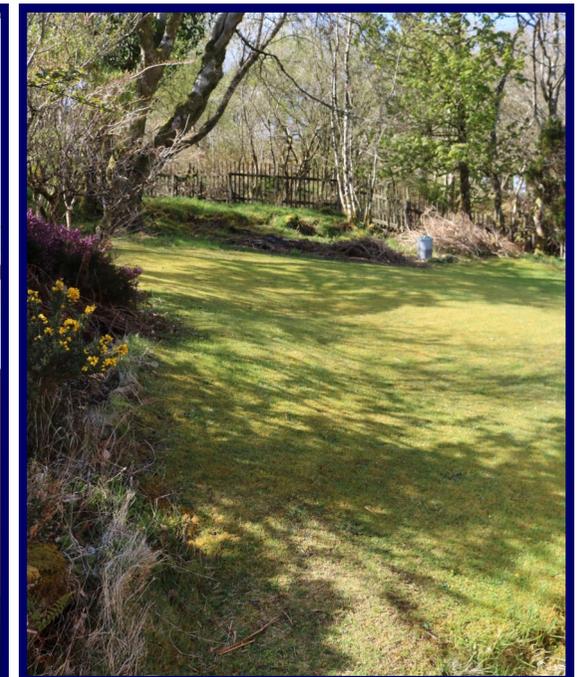
11'11" x 11'0" (3.64m x 3.36m)

Bedroom Five

13'08" x 11'09" (4.19m x 3.58m)

Shower Room with W.C.

5'09" x 5'0" (1.77m x 1.54m)





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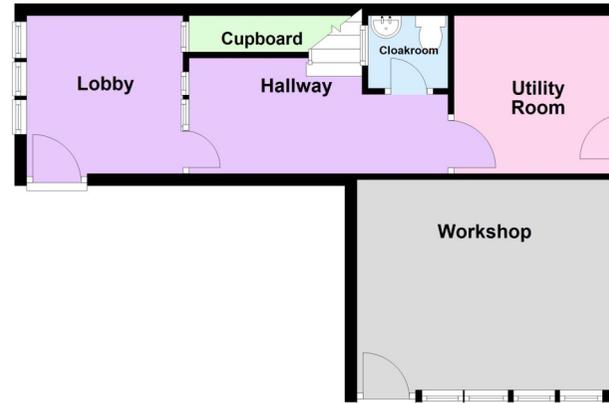
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Ground Floor



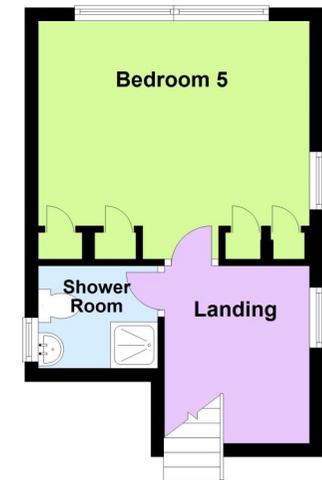
First Floor



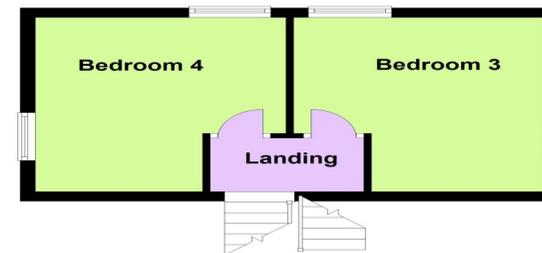
Second Floor



Fourth Floor



Third Floor



Services:

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

Council Tax: Band F

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 in Broadford, take the turn signposted Mackinnon Memorial Hospital. Follow the road up to the top, go through the car park and onto the gravel single track road at the far side. After passing all of the hospital buildings on the left, Laoghras is the 1st house on the left hand side, up a private drive.

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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