



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



2 Brookside, Clachamish, Isle of Skye, IV51 9NY.

Offers Over £210,000

Detached Bungalow
3 Bedrooms (1 en-suite)

Peaceful and Tranquil Location
Generous Woodland Garden Grounds

LPG Gas Central Heating, Double Glazing
Detached Garage

Description:

2 Brookside is a spacious three bedroom detached bungalow located in the peaceful township of Clachamish conveniently located approximately 10 miles from Portree. Set within generous private garden grounds the property boasts views across the native woodland creating a tranquil setting.

2 Brookside is a delightful three bedroom bungalow offering prospective purchasers the opportunity to acquire a lovely home in a peaceful and tranquil woodland setting located within easy commuting distance of Portree and all amenities on offer.

The spacious accommodation within is set across one level and comprises of; vestibule, hallway, W.C., lounge, conservatory, kitchen diner, utility room, bathroom and three bedrooms (1 en-suite). The subjects further benefits from LPG gas central heating, double glazing throughout, carport and detached garage.

Externally the property is set within generous woodland garden grounds extending to the river at the rear of the property . A private driveway leads to a gravel parking area to the front of the property providing ample parking, a carport to the side of the property provides additional parking. Detached from the property is a single car garage and timber shed.

2 Brookside is a wonderful home set in a peaceful and tranquil location and must be viewed to appreciate the setting on offer.



Room sizes

Ground Floor:

Vestibule: 4'09 x 4'07 (1.47m x 1.42m).

Hallway: 16'03 x 9'06 (4.97m x 2.90m) at max.

Lounge: 15'02 x 13'03 (4.63m x 4.06m).

Conservatory: 11'02 x 8'08 (3.41m x 2.64m).

Kitchen Diner: 18'03 x 9'11 (5.57m x 3.03m) at max.

Utility: 6'06 x 4'10 (1.99m x 1.49m).

W.C.: 3'11 x 3'00 (1.21m x 0.93m).

Master Bedroom: 14'05 x 10'10 (4.42m x 3.30m) at max.

En-Suite: 7'02 x 4'10 (2.21m x 1.47m) at max.

Bedroom 2: 11'01 x 10'02 (3.40m x 3.12m).

Bedroom 3 : 10'09 x 7'10 (3.30m x 2.40m).

Bathroom: 8'00 x 5'06 (2.46m x 1.70m).





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Services:

Mains electricity and water. Drainage to septic tank.
LPG gas central 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 Portree take the A87 trunk road towards Dunvegan, at the Borve junction take the A850 to Dunvegan, continue on this road for approx. 10 miles and turn off to Brookside on your right hand side. Follow this road, 2 Brookside will be the second house on your left.

Location:

Clachamish is a small and friendly crofting township located some 10 miles from Portree, the islands capital. Portree is a busy and vibrant town offering a range of facilities and services such as supermarkets, shops, hotels, restaurants, leisure facilities, a library, a cottage hospital and modern medical centre and both primary and secondary schooling.



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Portree Office: Bridge Road

Portree
Isle of Skye
IV51 9ER
IV51 9ER

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

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.