



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



20 Lime Park, Broadford, Isle of Skye, IV49 9AG.

Offers Over £185,000

Semi-Detached Property
Three Double Bedrooms

Double Glazing & Electric Heating
Private Garden Grounds

Quiet Residential Area
Sea Views

Description:

20 Lime Park is a spacious three bedroom semi-detached property situated in a popular residential area of Broadford affording stunning views across Broadford Bay.

20 Lime Park is a three bedroom semi-detached property located in a popular residential area of Broadford from where views over Broadford Bay are afforded. The property is one of a number of similar properties in the area located within easy walking distance from the centre of Broadford and all amenities on offer and would make a fantastic first time buyers property or comfortable family home.

The spacious accommodation within is set out over two floors and comprises: entrance hallway, lounge, kitchen, utility and bathroom on the ground floor with a landing and three double bedrooms located on the first floor. The property further benefits from a newly fitted woodburning stove, partial underfloor and electric heating, double glazing and ample built in storage throughout.

Externally the property is set within generous fully enclosed garden grounds which are laid mainly to lawn with the addition of a decking area with two timber sheds, a timber log store and a summerhouse to the rear.

20 Lime Park would make an ideal family home or a first time buyer opportunity. Viewing is highly recommended to appreciate what is on offer.



Room sizes

Ground Floor:

Hallway: 3.87m x 1.95m (12'08" x 6'04")
at max.

Lounge: 4.67m x 3.79m (15'04 x 12'05")
at max.

Kitchen: 4.64m x 2.73m (15'02" x 8'11")
at max.

Rear Porch: 2.41m x 1.22m (7'10" x 3'11").

Bathroom: 2.71m x 1.94m (8'10" x 6'04").

First Floor:

Landing: 3.22m x 1.99m (10'06" x 6'06")
at max.

Bedroom One: 4.64m x 2.76m (15'02" x 9'00")
at max.

Bedroom Two: 3.85m x 2.74m (8'11" x 12'08")
at max.

Bedroom Three: 3.82m x 2.90m (12'06" x 9'06")
at max.





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Services:

Mains water, electricity and drainage. Electric Heating.

Council Tax: Band A

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.

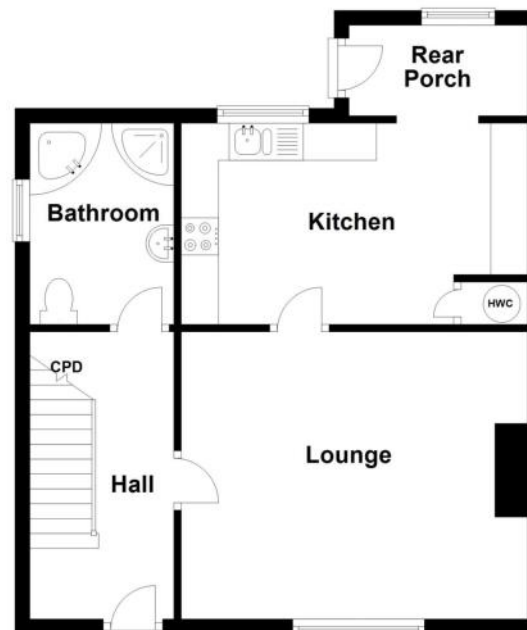
Directions:

Off the A87 take the turning at 'Deli Gasta' in Broadford village and take the right hand turning signposted Broadford Primary School. Follow the road and take the first left for Lime Park, continue up the hill, past the parking for the primary school and 20 Lime Park is the second house on the right hand side.

Location: 20 Lime Park is located in a popular residential area of

Broadford, one of the main villages on the Island and is popular with locals and visitors alike, providing all the services you would expect of a thriving area, including a supermarket, selection of shops, restaurants and bars, banks, 24 hour petrol station and churches. Amenities also include a medical centre and hospital. Primary schooling is available in Broadford with secondary schooling in Portree the Islands capital some 25 miles to the north. The Skye Bridge is approximately 9 miles to the east and provides easy access to the mainland. Beautiful Broadford bay is also close by and has two piers, ideal for mooring a boat and overall the area provides many coastal, mountain and woodland walks.

Ground Floor



First Floor



Illustrative only. Not to scale.
Plan produced using PlanUp.

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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IV51 9ER
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Kyle of Lochalsh
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IV40 8AB