



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



21 Borneskitaig, Kilmuir, Isle of Skye, IV51 9YS.

Offers Over £350,000

Detached House

Air Source Under Floor Heating & Double Glazing

Sea Views

Four Bedrooms (3 en-suite)

Generous Garden Grounds

Walk-in Condition

Description:

21 Borneskitaig is a modern detached four bedroom property set within the friendly crofting township of Borneskitaig affording stunning views across Camus More Bay and The Minch towards The Outer Isles.

21 Borneskitaig, Kilmuir is a substantial detached property set within generous garden grounds in a stunning position offering widespread sea views across Camus More Bay and The Minch. Completed in 2011 and finished to a high standard the property offers contemporary open plan living affording ample living space along with well appointed bedrooms.

The accommodation within is spread over two floors with the lower level consisting of a welcoming entrance porch, large kitchen/diner, lounge, hallway, office, wet room and en-suite bedroom. The staircase leads to a walk way granting access to two further en-suite bedrooms. The property further benefits from UPVC double glazing, Air source under floor central heating and solid oak flooring.

Externally the subjects are set within generous private garden grounds with private drive and ample parking for several cars to the front of the property. The garden is mainly laid to lawn with a decking area to the rear of the property providing an ideal spot for watching the sunset. The garden also hosts a detached timber garage to the side of the property.

21 Borneskitaig provides a fantastic opportunity to purchase a stunning home with B&B potential and must be viewed to appreciate the beautiful setting and views on offer.



Room sizes

Ground Floor:

Entrance Porch: 5'07 x 5'00 (1.72m x 1.53m)

Kitchen Diner: 18'11 x 10'02 (5.77m x 5.24m)

Lounge: 18'05 x 10'07 (5.62m x 3.23m)

Hallway: 11'01 x 3'02 (3.40m x 0.97m)

Office: 11'01 x 8'11 (3.40m x 2.73m)

Wet Room: 11'00 x 5'05 (3.38m x 1.67m)

Bedroom Two: 12'02 x 12'01 (3.71m x 3.70m)

Bedroom Two En-Suite: 12'01 x 3'10 (3.70m x 1.18m)

First Floor:

Master Bedroom: 18'06 x 11'01 (5.65m x 3.39m)

Master En-Suite: 13'04 x 12'01 (4.07m x 3.70m) at max.

Bedroom Three: 12'05 x 10'07 (3.81m x 3.24m)

Bedroom Three En-Suite: 10'07 x 5'07 (3.24m x 1.73m)





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Services:

Mains water and electricity. Drainage to septic tank. Air Source Heating.

Council Tax: Band E

EPC Rating:

Band C

Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

Strictly by appointment through The Isle of Skye Estate

Entry:

Directions:

Heading north out of Uig you will pass through Linicro and Kilmuir before reaching Kilvaxter. Take the left turning signposted 'Borneskitaig'. Follow this road for a short distance and take the first turn on your right your right just before the cattle grid. 21 Borneskitaig is the 5th property on your left along the private road.

Location:

Borneskitaig is a small, friendly community located within the coastal township of Kilmuir, just north of Uig. Facilities in Kilmuir include a primary school, village hall and church. Uig is just a short drive south and is the main ferry terminus with regular sailings to the outer isles of Harris & Lewis via Tarbert and the Uists' via Lochmaddy. Local services in Uig include a general store, petrol station, pub, bakery, primary schooling and the local Skye Brewery. More enhanced services including supermarket, many restaurants, banks, a cottage hospital and secondary school can be found in Portree, the island's capital some 20 miles south. It is also only a short distance to the heart of the Quiraing and the Trotternish Ridge and only a short drive to the north you have the ruinous Duntulm Castle.



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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Kyle of Lochalsh
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