



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



Acres Wild, 11 Black Park, Broadford, Isle of Skye, IV49 9DE.

Offers Over £135,000

Detached Property

LPG Central Heating

Peaceful Area

Three Double Bedrooms

Private Garden Grounds

Rural Landscape Views

Description:

Acres Wild is a three bedroom detached cottage situated in a quiet residential area of Broadford affording views across Broadford Bay, conveniently positioned to take advantage of all local amenities.

Acres Wild is a delightful detached cottage occupying a private and quiet setting. The property is in need of a degree of renovation and modernisation works, however, offers prospective purchasers an exciting project.

The accommodation within is set out over two floors and comprises: entrance hall, living room, kitchen, dining room, bathroom and bedroom on the ground floor. The first floor hosts a landing and two further bedrooms. The property further benefits from LPG central heating, UPVC double glazing and ample built in storage throughout.

Externally the property is set within private garden grounds which are laid mainly to lawn with gravel to the front. The property hosts an attached stone byre which is in need of repair. Parking is available to the front of the property.

Acres Wild would make for an ideal project and viewing is highly recommended to appreciate the potential on offer.



Room sizes

Ground Floor:

Entrance Hall: 2.25m x 1.87m (7'04" x 6'01").

Living Room: 4.95m x 3.67m (16'02" x 12'00") at max.

Kitchen: 2.85m x 2.13m (9'04" x 6'11").

Dining Room: 5.15m x 2.61m (16'10" x 8'06").

Bedroom One: 3.60m x 3.02m (11'09" x 9'10").

Bathroom: 1.75m x 1.71m (5'08" x 5'07").

First Floor:

Landing: 2.55m x 1.59m (8'04" x 5'02").

Bedroom Two: 3.69m x 2.46m (12'01" x 8'00").

Bedroom Three: 3.59m x 3.18m (11'09" x 10'05").





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Services:

Mains Water & Electricity. Drainage by way of a private septic tank. LPG central heating.

Council Tax: Band C

EPC Rating:

Band G

Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

Strictly by appointment through The Isle of Skye Estate Agency.

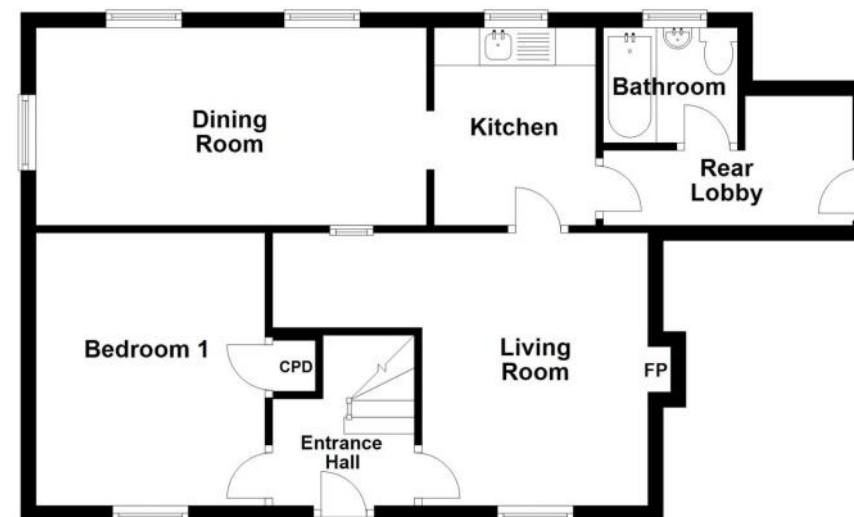
Entry: By mutual agreement.

Directions:

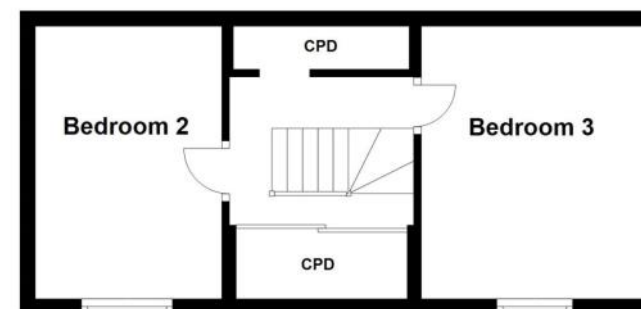
Off the A87 take the turning at 'Deli Gasta' in Broadford village and take the right hand turning signposted Broadford Primary School. Cross over the bridge and take the first left signposted Black Park. Continue straight up this road for approximately 400 yards and the property is the third last house on your right hand side.

Location: Acres Wild is located in a quiet 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