



# The Isle of Skye Estate Agency

[www.iosea.co.uk](http://www.iosea.co.uk)

The Isle of Skye Estate Agency

Portree Office: [sales@iosea.co.uk](mailto:sales@iosea.co.uk)

01478 612 683

Kyle Office: [kyle@iosea.co.uk](mailto:kyle@iosea.co.uk)

01599 534 555



**Ardcuan, 4/5 Gedintalor, Braes, Portree, Isle of Skye, IV51 9NJ.**

**Offers Over £240,000**

Detached Bungalow

UPVC Double Glazing & Electric Heating

Stunning Views

Three Bedrooms

Fully Enclosed Garden Grounds

Quiet Location



## Description:

Ardcuan, 4/5 Gedintalor is a delightful three bedroom bungalow located in the picturesque township of Gedintalor, Braes located approximately 7 miles from Portree. Occupying an elevated position the property affords widespread views over the inner sounds towards Raasay, Scalpay, the Cuillins and the Five Sisters of Kintail.

Ardcuan is a well presented detached property sitting in substantial garden grounds within easy commuting distance to Portree. The property offers family accommodation with bright, well proportioned rooms and ample built in storage space.

The accommodation within is set out over one floor and comprises of entrance porch, hallway, lounge / diner, kitchen, family bathroom and three bedrooms. The property further benefits from double glazing throughout (triple glazing in the porch), electric central heating, ample built in storage and a partially floored attic. The Ashley Ann kitchen includes an integrated Hotpoint washing machine, a NEFF dish washer and double oven & hob and a free standing Bosch fridge freezer

Externally, there are substantial garden grounds surrounding the property. A private driveway leads up to the property and provides parking for several cars. The garden is both grass and gravel with mature trees, shrubs and bushes. Additionally there is a small timber shed at the rear of the property.

Ardcuan provides a fantastic opportunity to purchase a family home close to Portree and must be viewed to appreciate the setting and views on offer.





## Room sizes

### Ground Floor:

#### Entrance Porch

3.34m x 1.22m (10'11" x 3'11")

#### Hall

2.31m x 1.91m (7'06" x 6'03")

#### Lounge / Diner

5.99m x 5.00m (19'07" x 16'04") at max.

#### Kitchen

3.30m x 2.69m (10'09" x 8'09")

#### Inner Hall

1.47m x 2.66m (4'09" x 8'08")

#### Bedroom One

3.20m x 3.54m (10'05" x 11'07")

#### Bathroom

1.99m x 1.96m (6'05" x 6'04")

#### Bedroom Two

2.34m x 2.94m (7'08" x 9'07")

#### Bedroom Three

3.19m x 3.30m (10'05" x 10'10")





# The Isle of Skye Estate Agency

The Isle of Skye Estate Agency

Portree Office: sales@iosea.co.uk

01478 612 683

Kyle Office: kyle@iosea.co.uk

01599 534 555

www.iosea.co.uk

## Services:

Mains water, electricity and drainage. Electric 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

## Entry:

By mutual agreement.

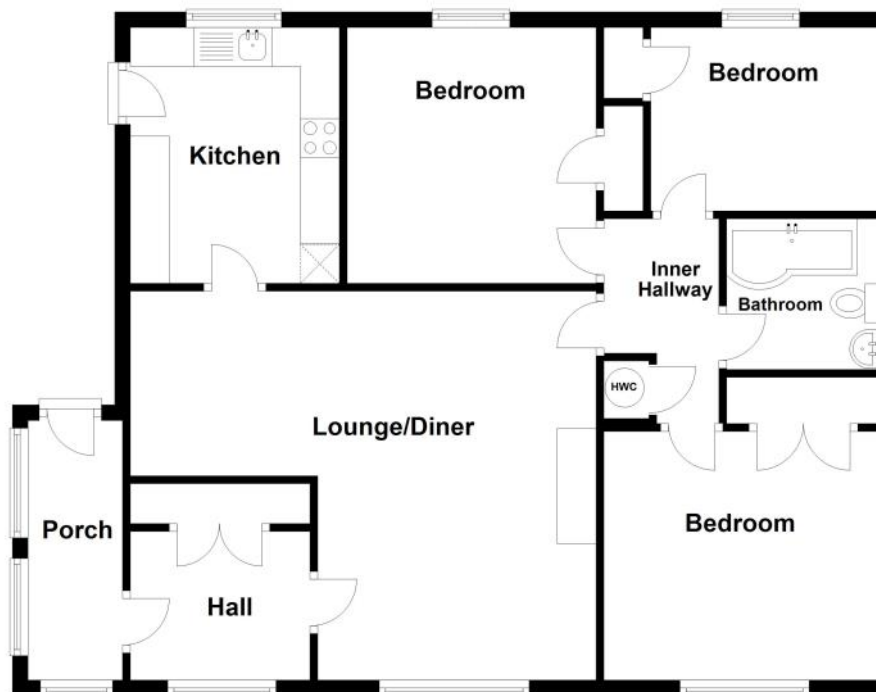
## Directions:

Take the Braes turning and follow this road for approximately 7 miles. Continue onwards through Conordon and Ollach and Ardcuan is located on the right hand side overlooking the bay.

## Location:

Ardcuan is located in the crofting township of Gedintalor, approximately 7 miles from Portree offering a rural location for those wishing to enjoy the peace and quiet, walking and the local wildlife. Close by is Tianavaig Bay, Ben Tianavaig and The Aird – a small peninsula with both a sand and pebble beach – the ideal spot for a picnic. With the island's capital, Portree, only 10 minutes away by car you have all the usual benefits including a supermarket, petrol stations, banks, shops, doctors surgery, primary and secondary schools.

## Ground Floor



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

## The Isle of Skye Estate Agency

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.