



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



Arosview, Knockbreck, Hallin, Isle of Skye, IV55 8GP.

Offers Over £290,000

Detached Traditional Property

UPVC Double Glazing & Electric Central Heating

Solar Panels

Three Double Bedrooms

Private Garden Grounds

Loch Views

Description:

Arosview is a beautifully appointed detached three bedroom bungalow in the quiet Hallin area of the Waternish peninsula. Set within private garden grounds the property boasts stunning views over Aros Bay towards Trotternish.

Arosview is a generously proportioned detached three double bedroom cottage in a peaceful location affording beautiful views over Aros Bay. The property was renovated by the current owners in 2022/23 and is tastefully decorated throughout. Sited down a short driveway from the main township road, the property affords beautiful views over Aros Bay.

The accommodation within comprises of; entrance porch, hall, kitchen diner, lounge, shower room and a double bedroom on the ground floor. Upstairs are a further two double bedrooms. An annex doubles as a utility space complete with its own dog shower. The property further benefits from double glazing throughout and solar panels which power the heating and hot water. The modern electric radiators are all controllable via an app and fibre broadband (500Mbps) is connected to the property.

Accessed down a driveway off the main township road the house occupies garden grounds, which are mainly laid to lawn, and hosts a timber shed for storage. The garden grounds are the perfect space from which to enjoy the stunning sea views.

The property really must be viewed to fully appreciate the offering.



Room sizes

Ground Floor

Kitchen / Diner

3.60m x 6.33m (11'09" x 20'09") at Max.

Lounge

4.33m x 4.82m (14'02" x 15'09").

Bedroom One

4.52m x 2.68m (14'09" x 8'09").

Shower Room

2.94m x 1.51m (9'07" x 4'11).

First Floor

Landing

2.94m x 2.16m (9'07" x 7'00").

Bedroom Two

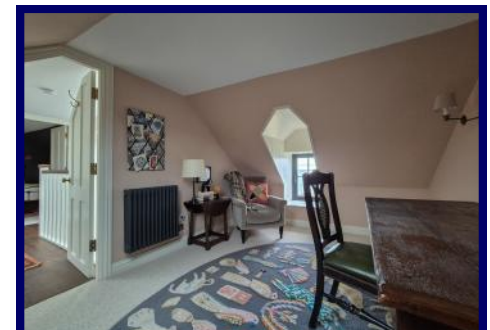
2.79m x 4.24m (9'01" x 13'10").

Bedroom Three

3.36m x 4.24m (11'00" x 13'10").

Annex

4.75m x 2.19m (15'10" x 7'02").





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Services:

Mains electricity and water. Drainage is to a septic tank.
Electric central heating. Fibre broadband. Solar Panels.

Council Tax: Band D

EPC Rating:

Band D

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 towards Dunvegan, continue on this road until you reach the turn off on your right hand side for Waternish. Follow the B886 Waternish road through the townships of Lochbay and Hallin, continuing until you see a signpost for Geary. Turn right and drive until you see a telephone box and a black Nissan hut. Turn right and Arosview is the 4th property on the left.

Location:

Knockbreck is an active crofting township on the Waternish peninsula on the north west of the Island and affords stunning views over Aros Bay towards the Trotternish peninsula. Waternish is home to the oldest pub on Skye, the Stein Inn, and is a great spot to see the spectacular sunsets. Waternish is also a fantastic location for wildlife and walks. Highlight's include the lighthouse at Waternish point. The closest village is Dunvegan some 11 miles away which has good local services including shops, hotels and restaurants and the world famous Dunvegan Castle. The Island's capital is some 25 miles to the south east and has all the services and facilities you would expect of a growing town including secondary schooling and a cottage hospital.



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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.