The Isle of Skye Estate Agency

www.iosea.co.uk

The Isle of Skye Estate Agency
Portree Office: sales@iosea.co.uk
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01599 534 555

Blairmore, Harrapool, Broadford, Isle of Skye, IV49 9AQ.

Offers Over £285,000

- Detached Former Manse
- Generous Size Living Accommodation
- 3 Bedrooms (2 en-suite)
- Oil Fired Central Heating
- Two Large Detached Outbuildings
- Views Over Broadford Bay

Description:

Blairmore is a delightful three bedroom detached former manse located in the popular village of Broadford from where views over Broadford Bay are afforded.

Blairmore is a well presented property which has been well maintained by the current owners and is presented in walk-in condition. The property is conveniently situated in Harrapool on the outskirts of Broadford and is only a short walk from all the amenities and facilities the village has on offer.

The beautifully proportioned accommodation within is spread over two floors. The lower level consists of entrance porch, hallway, lounge, sitting room, inner hall, kitchen, dining room and vestibule. A staircase leads to a split landing with access to three bedrooms (two en-suite) and shower room. The subjects further benefits from oil fired central heating, multi fuel stove, UPVC double glazing, work shop and detached ancillary accommodation.

Externally the property is set within low maintenance garden grounds with off street parking available to the rear of the property. The garden also hosts two outbuildings providing additional storage and offers the potential for further development subject to the relevant consents .

Blairmore provides well proportioned accommodation for any family home or could equally be used as an exceptional Bed and Breakfast situated in a prime location and must be viewed to appreciate the standard of accommodation on offer.

Room sizes:

Ground Floor:

Entrance Porch: 1.47m x 1.22m (4’10” x 4’00”).

Hallway: 4.47m x 2.71m (14’07” x 8’10”) at max.

Lounge: 4.22m x 3.98m (13’10” x 13’00”)

Sitting Room: 4.22m x 3.05m (13’10” x 9’11”)

Inner Hall: 2.41m x 1.36m (7’11” x 4’05”) at max.

Dining Room: 4.78m x 2.43m (15’08” x 7’11”) at max.

Kitchen: 4.78m x 2.40m (15’08” x 7’10”).

Vestibule: 0.90m x 0.81m (2’11” x 2’07”).

First Floor:

Landing: 5.07m x 2.88m (16’07” x 9’04”) at max.

Master Bedroom: 4.21m x 3.99m (13’09” x 13’00”)

Master En-Suite: 2.70m x 1.78m (8’10” x 5’10”).

Bedroom Two: 4.20m x 3.07m (13’09” x 10’00”).

Bedroom Three: 4.74m x 2.74m (15’06” x 8’11”) at max.

En-Suite Bathroom: 2.30m x 2.10m (7’06” x 6’10”)

Shower Room: 2.53m x 1.83m (8’03” x 6’00”) at max.

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Services:

Mains water, electricity and drainage. Oil fired central heating.

Council Tax:
Band E

EPC Rating:
Band F

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:

Heading north on the A87 you will pass through Breakish and flow through into Skullamus, continue passed the junction for Sleat. Blairmore will be located on your left hand side before the Hebridean Inn.

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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