



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



Braeview, Dornie, Kyle, IV40 8EZ.

Offers Over £110,000

Detached Property

Electric Storage Heating & Open Fireplace

Quiet Residential Area

Two Bedrooms

Private Garden Grounds

Description:

Braeview is a two bedroom detached property set in a wonderful elevated position in the picturesque village of Dornie affording partial sea views, conveniently positioned within walking distance of the breathtaking Eilean Donan Castle.

Braeview is a single storey traditional cottage located in the highly sought-after village of Dornie and offers the following accommodation: entrance hallway, lounge, kitchen, utility area, shower room and two double bedrooms. The property further benefits from electric storage and panel heating, two open fireplaces and UPVC double glazing throughout.

Externally the property is set within private garden grounds which are mainly laid to lawn hosting many established trees, shrubs and bushes. There is a timber built ramp leading up to the front external door providing access to the property.

Braeview affords the opportunity to renovate and create a beautiful home to match its stunning surroundings and must be viewed.



Room sizes

Ground Floor:

Entrance Hallway

4.26m x 2.58m (13'11" x 8'05") at max.

Lounge

3.81m x 3.15m (12'05" x 10'03").

Kitchen

3.27m x 3.16m (10'08" x 10'04").

Utility Area

1.86m x 1.06m (6'01" x 3'05").

Shower Room

1.93m x 1.46m (6'04" x 4'09").

Bedroom One

3.85m x 3.14m (12'07" x 10'03").

Bedroom Two

3.18m x 2.71m (10'05" x 8'10").





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Services:

Mains water & Electricity. Drainage by way of private septic tank. Electric storage heating.

Council Tax: Band A

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.

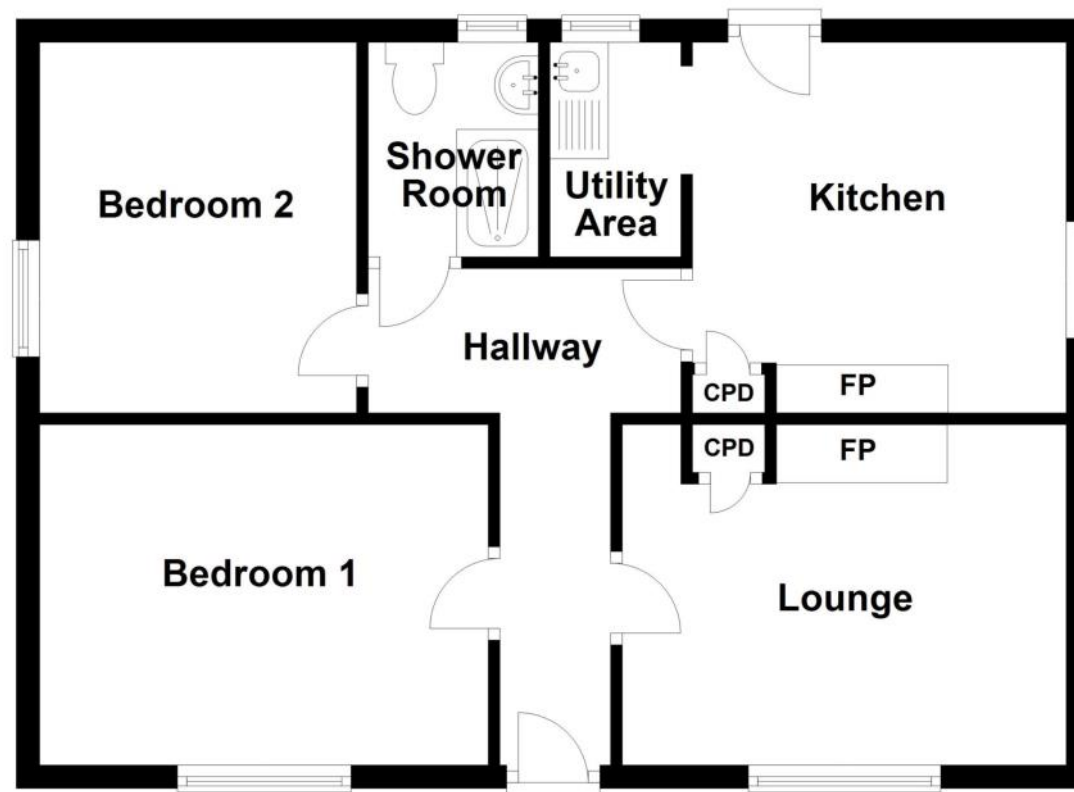
Entry: By mutual agreement.

Directions:

From the A87, follow signs to Dornie. Continue straight and take the right hand turn signposted 'Carr Brae Viewpoint'. Follow the road straight up the hill and Braeview is the first property on the left hand side of the road, adjacent to the Church of Scotland.

Location: Dornie is a pretty former fishing village on the banks of Loch Long and is just a short walk from the world famous Eilean Donan Castle. The village has a hotel, bar and village/community hall. The larger village of Kyle of Lochalsh is 9 miles to the west and offers very good services including a garage, supermarket, selection of shops, dental surgery and a medical centre. Kyle also has a swimming pool and gymnasium. The railway station provides a regular service to Inverness the capital city of the Highlands some 82 miles to the east. The Skye Bridge is located in Kyle and provides access onto the Island. Primary schooling is available at nearby Auchtertyre or Inverinate, with secondary schooling available in Plockton.

Ground 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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