



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



Ceann a Bhaigh, Half of 32 Lower Breakish, Isle of Skye, IV42 8QA.

Offers Over £190,000

Detached Cottage

Electric Heating & Double Glazing

Shore Access

Two Bedrooms

Large Private Garden Grounds

Traditional Features

Description:

Ceann A' Bhaigh is a charming two bedroom detached cottage located in the tranquil township of Lower Breakish. The cottage occupies an enviable position whereby stunning views across a tidal inlet towards the Cuillin mountains are afforded. The property further benefits from its wonderful location being only minutes away from the picturesque Ashaig Beach with Beinn na Caillich on the horizon.

Ceann A' Bhaigh is a beautifully presented property set within generous garden grounds. The property benefits from traditional features including character wooden doors, deep window sills, electric storage heating and double glazing throughout. The accommodation within comprises of; Entrance Hallway, Kitchen/ Diner, Lounge, Shower Room and Two Bed-rooms.

Externally the property sits within spacious garden grounds extending to circa 0.78 acres or thereby (to be confirmed by title deed) which offer the potential to be developed subject to the appropriate planning consents. The drive leads to a gravelled area affording ample space for parking. Shore access is also available from the property.

Ceann A' Bhaigh presents a great opportunity to purchase a delightful home or holiday let in an idyllic setting and must be viewed to fully appreciate what is on offer.



Room sizes

Ground Floor:

Entrance Hall: 7'04" x 4'03" (2.24m x 1.31m) at max.

Kitchen/Diner: 15'01" x 9'00" (4.61m x 2.74m)

Shower Room: 6'07" x 5'05" (2.01m x 1.65m)

Lounge: 18'04" x 12'09" (5.60m x 3.90m) at max.

Bedroom One: 8'05" x 6'10" (2.59m x 2.10m)

Bedroom Two: 12'11" x 11'01" (3.94m x 3.38m)





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Services:

Mains water and electricity. Drainage by way of septic tank.
Electric heating.

Council Tax: Band A

EPC Rating:

Band G

Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

Strictly by appointment through The Isle of Skye Estate

Entry:

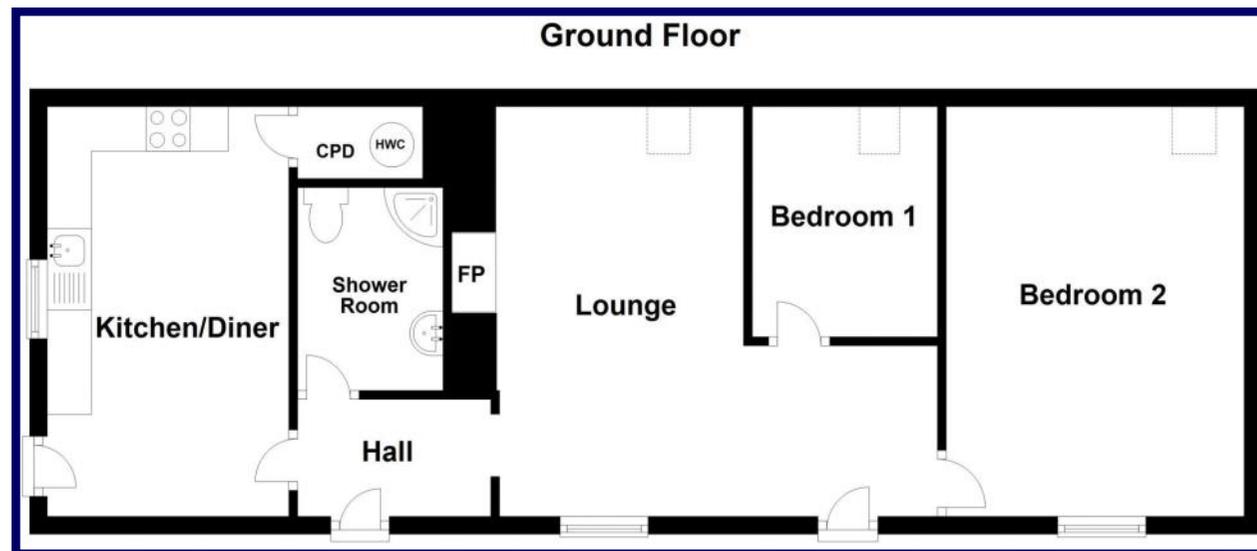
By mutual agreement.

Directions:

From the A87 take the turn into Lower Breakish by the Misty Bottle Gin & Whisky Shop. Follow the road and at the 1st junction take a right and then an immediate left. At the next junction take a left and the property is the last house on the right hand side.

Location:

Lower Breakish is a popular hamlet located on the outskirts of the busy village of Broadford on the Isle of Skye. Broadford offers an array of local amenities including a new hospital, medical centre, a variety of shops, hotels and restaurants. Broadford has a primary school, with secondary schooling available in the Island's capital Portree, some 26 miles to the North and there is a school bus service. Lower Breakish lies approx. 6 miles from the Skye Bridge, providing access to the mainland via Kyle of Lochalsh and for onward travel.



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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Portree
Isle of Skye
IV51 9ER
IV51 9ER

Kyle Office: Main Street
Kyle of Lochalsh
Ross-Shire
IV54 8RD