



# 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



## Stepalong, Conordon, Braes, Isle of Skye, IV51 9QH

**Offers Over £305,000**

Detached Bungalow

Oil Fired Central Heating & Double Glazing

Widespread Sea Views

Four Bedrooms (1 en-suite)

Generous Garden Grounds

Single Car Garage

## Description:

Stepalong is a spacious four bedroom bungalow located in the picturesque township of Conordon, Braes located approximately 5 miles from Portree.

Occupying an elevated position from where widespread views towards Ben Tianavaig, down the Inner Sound to the Isle of Raasay and the Red Cuillins.

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

The spacious accommodation within is set out over one floor and comprises of entrance vestibule, hallway, lounge, dining room, kitchen, utility room, conservatory, family bathroom and four bedrooms (1 en-suite). The property further benefits from double glazing throughout, oil fired central heating, ample built in storage and single car garage.

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 mainly laid to grass with mature trees, shrubs and bushes. Additionally there is single car garage to the side of the property.

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



## Room sizes

### Ground Floor:

**Entrance Vestibule:** 1.86m x 1.77m (6'01" x 5'09")

**Hallway:** 8.82m x 4.49m (28'11" x 14'08") at max.

**Lounge:** 5.94m x 3.99m (19'05" x 13'00")

**Dining Room:** 3.88m x 2.86m (12'08" x 9'04")

**Kitchen:** 3.86m x 3.18m (12'08" x 10'05")

**Utility Room:** 2.15m x 1.70m (7'00" x 5'07")

**Conservatory:** 4.46m x 3.00m (14'07" x 9'10")

**Master Bedroom:** 3.20m x 3.10m (10'05" x 10'02")

**En-suite:** 2.28m x 1.09m (7'05" x 3'06") at max.

**Bedroom Two:** 3.19m x 3.12m (10'05" x 10'10")

**Bedroom Three:** 4.11m x 3.35m (13'05" x 11'00")

**Bedroom Four:** 3.35m x 2.30m (10'11" x 07'06")

**Bathroom:** 3.19m x 2.04m (10'05" x 6'08")

**Garage:** 7.52m x 3.37m (24'08" x 11'00")





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## Services:

Mains water and electricity. Drainage to septic tank. Oil fired central heating.

**Council Tax:** Band E

## EPC Rating:

Band D

## 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 5 miles. You will pass a left hand turning signposted Camustianavaig but keep going straight on and you will see the sign for Conordan. Stepalong is the fourth property on your right.

## Location:

Stepalong is located in the crofting township of Conordan some 5 miles for Portree offering a rural location for those wishing to enjoy the peace and quiet, walking, 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.



## 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.