



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



The Old School Garden, Harrapool, Broadford, Isle of Skye, IV49 9AQ.

Offers Over £310,000

Detached Property

3 Bedrooms

Peaceful Location

Electric Storage & Panel Heating

Double Glazing

Ideal Family Home

Description:

The Old School Garden is an immaculately presented, detached three bedroom bungalow located in the quiet village of Harrapool. Set in an enviable position, the property boasts partial sea views over Broadford Bay towards the Island of Pabay and the Applecross hills.

The Old School Garden is a well presented three bedroom bungalow in Harrapool, South Skye affording partial views towards Broadford Bay. The tastefully decorated property is presented in walk-in condition with bright and airy rooms all finished in contemporary tones throughout.

The accommodation within is set out over one floor and comprises of: entrance vestibule, hallway, lounge, kitchen/ diner, utility, bathroom and three bedrooms (1 en-suite). The property further benefits from double glazing, electric panel/ storage heaters and ample built-in storage throughout.

Externally, a shared gravelled driveway leads from the township road and provides generous space for parking to the front and side of the property together with an integral single car garage with electric and light. The rear garden is mainly laid to lawn with a paved area. The property further benefits from a decked area with hot tub providing a wonderful spot to sit and enjoy the peaceful surroundings. The garden also hosts a timber shed.

The Old School Garden would make a stunning family home set in a wonderful position with sea views and must be viewed to fully appreciate the setting on offer.



Room sizes

Ground Floor:

Entrance Vestibule:

1.71m x 1.62m (5'07" x 5'03")

Hallway:

5.15m x 4.13m (16'10" x 13'06") at max.

Lounge:

5.64m x 4.19m (18'05" x 13'08").

Kitchen/Dining Room:

5.57m x 4.85m (18'03" x 15'11") at max.

Utility:

2.48m x 1.70m (8'01" x 5'06").

Bathroom:

2.92m x 1.79m (9'06" x 5'10") at max.

Bedroom One:

3.81m x 3.04m (12'05" x 9'11").

En-Suite:

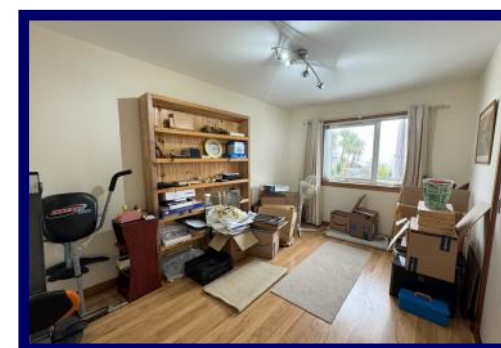
2.27m x 1.63m (7'05" x 5'04").

Bedroom Two:

4.06m x 2.87m (13'03" x 9'05").

Bedroom Three:

2.99m x 2.87m (9'09" x 9'05").





The Isle of Skye Estate Agency

The Isle of Skye Estate Agency

Portree Office: sales@iosea.co.uk

01478 612 683

Kyle Office: kyle@iosea.co.uk

01599 534 555

www.iosea.co.uk

Services:

Mains Water & Electricity. Drainage by way of septic tank. Electric Storage & Panel 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 Agency.

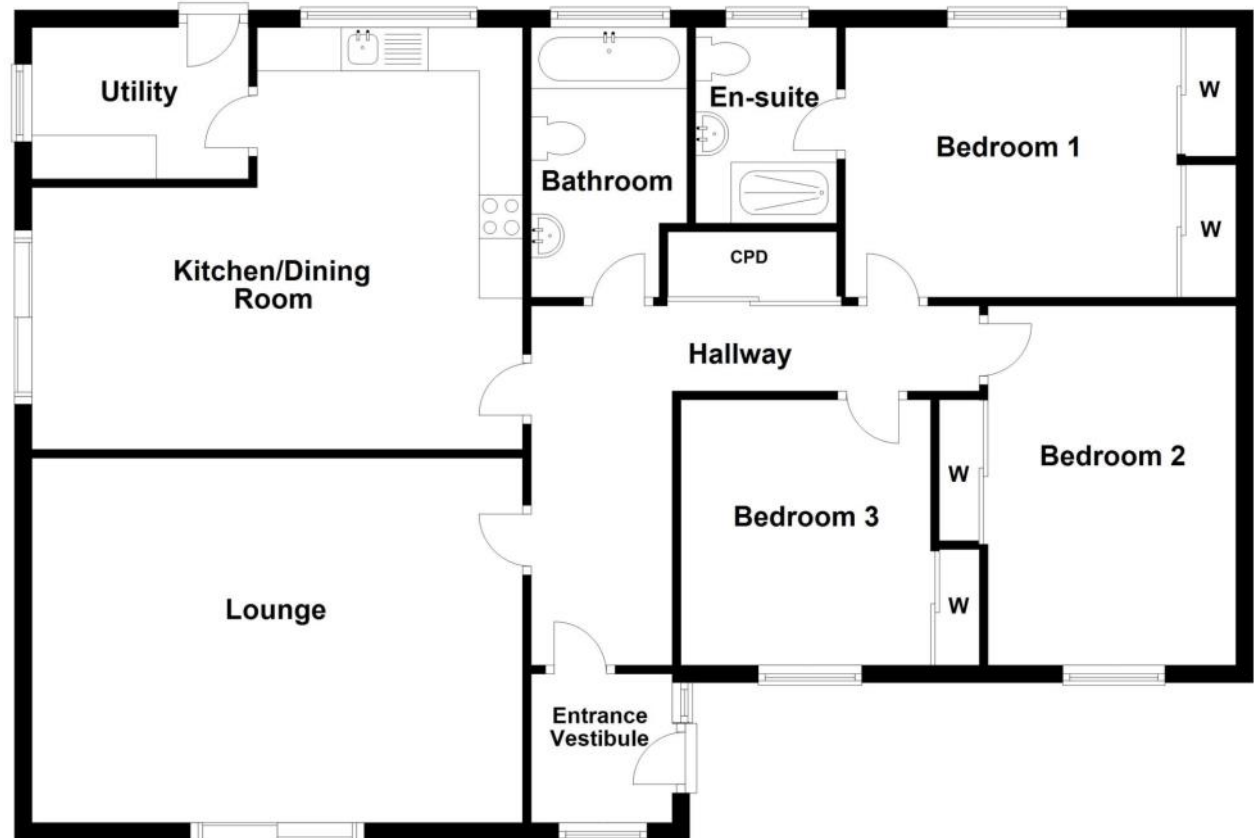
Entry:

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 and follow the road. Take the junction on the left hand side of the road for Blythswood Care and the property is then the second driveway on the left.

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.

The Isle of Skye Estate Agency

Portree Office: Bridge Road
Portree
Isle of Skye
IV51 9ER

Kyle Office: Main Street
Kyle of Lochalsh
Ross-Shire
IV40 8AB