



Isle of Skye's only independent Estate Agent
Covering Skye, Lochalsh & Wester Ross

EXTERNAL:

DETACHED SINGLE CAR PRE-CAST CONCRETE GARAGE

GARDEN:

Access is from the township road leading to a Tarmacadam driveway, offering off-road parking and access to the garage, the garden grounds (currently rather overgrown) are laid mainly to grass and well stocked with mature trees and shrubs, offering delightful views to Broadford Bay from the front garden.

EXTRAS: Included in the sale are all fitted floor coverings, integrated appliances, and blinds.

SERVICES: Mains electricity, mains water, drainage to septic tank.

COUNCIL TAX: D

HOME REPORT: Available by contacting the RE/MAX Skye office.

EPC Rating: E (44)

DIRECTIONS: Follow the A87 towards Broadford, turning left at the sign for Heaste, follow the road, turn left immediately before the cattle grid, 3 Upper Harrapool is the third property on the left.

ENTRY: At a date to be mutually agreed.

VIEWING: Viewing this property is essential to be fully appreciated. Viewing can be arranged by calling RE/MAX Skye on 01471 822900 or by e-mailing info@remax-skye.net

OFFERS: Should be submitted in proper legal Scottish form to RE/MAX Skye Estate Agents, Garbh Chriochan, Teangue, Isle of Skye IV44 8RE. E-mail: info@remax-skye.net

INTEREST: It is important that your solicitor notifies this office of interest to you otherwise the property may be sold without your knowledge.



FOR SALE



**3 Upper Harrapool,
Broadford, Isle of Skye, IV49 9AQ**

Spacious detached split-level property

4 or 5 bedroom (1 en-suite)

uPVC double glazing throughout

Delightful views to Broadford Bay

Private garden grounds, off-road parking, detached garage
Desirable location convenient for all local facilities in Broadford

EPC Rating: E (44)

Offers in the Region Of £350,000



Garbh Chriochan, Teangue, Isle of Skye, IV44 8RE

Tel: 01471 822900
www.remax-skye.net
Email: info@remax-skye.net

Opening Times:
Monday – Friday 9.00am - 5.00pm
Saturday – By Appointment

IMPORTANT INFORMATION: These particulars are prepared on the basis of information provided by our clients. We have not tested the electrical system or any electrical appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Prospective purchasers should make their own enquiries - no warranty is given or implied. This schedule is not intended to and does not form any contract.

All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

Enjoying delightful views of Broadford Bay, 3 Upper Harrapool is a spacious 4 or 5 bedroom (1 en-suite) detached split-level property, set within private garden grounds within the small crofting township of Harrapool on the outskirts of Broadford, South Skye. The property is conveniently located for all local facilities and whilst requiring some upgrading the layout and space in this unique and generously proportioned property will suit a variety of purchasers. The perfect opportunity to purchase a well-placed home in a desirable location.

Call RE/MAX Skye today to view on 01471 822900 to arrange your viewing appointment.

Property comprises: Accommodation: Entrance Hallway, Bedroom Suite, Lounge/Dining Room, Kitchen, Utility/Prep Kitchen, Laundry, Study, Inner Hallway, Three Bedrooms, Studio, Conservatory

External: Detached Single Car Garage, Greenhouse, Garden Grounds

LOCATION: The residential/crofting area of Harrapool sits on the outskirts of Broadford, the island's second largest settlement, in the shadow of Beinn na Caillich (one of the Red Cuillins) on a beautiful, curved bay, with views over to the Crowlin Isles, the Island of Pabay and out towards the hills of Wester Ross and beyond. The village is only 7 miles north of the Skye Bridge and is an ideal base for fishing, hill-walking, and other outdoor activities, with two piers, ideal for mooring a boat. Broadford also benefits from a good range of local amenities.

ACCOMMODATION: 3 Upper Harrapool was built in 1985 extends to some 223m² and benefits from electric heating by way of electric panel and storage heaters, supplemented by a multi-fuel stove in the lounge/dining room and uPVC double glazing throughout. The property sits in a tranquil countryside position within well-planted garden grounds (now somewhat overgrown) and enjoys delightful views of Broadford Bay. The size and the unusual configuration of this property lends itself to a myriad of uses including the potential option of creating a self-contained unit in the studio area.

ENTRANCE HALLWAY: uPVC glazed door with glazed side panel, timber 'V' lining to ceiling, two wall lights, storage heater, fitted carpet, access to conservatory, bedroom suite, lounge/dining room:

BEDROOM SUITE: Dressing Room: Approx. 3.17m x 1.49m Open access from hallway, window to rear elevation, fitted carpet, access to bathroom, bedroom:

Bathroom: Approx. 3.05m x 2.08m (at widest points) Borrowed light glass block window to hallway, 'P' shaped bath with a Mira electric shower over and glazed screen, range of shallow cupboards and drawers with worktop over, inset vanity sink and WC, two wall lights, fully tiled, ladder radiator, fitted carpet.

Bedroom: Approx. 3.29m x 3.08m Two windows to rear elevation, window to side elevation, downlights, two wall lights, decorative beamed ceiling, fitted carpet.

RAISED INNER HALLWAY: Two wall lights, fitted carpet, access to lounge/dining room, utility room, study:



LOUNGE/DINING ROOM: Approx. 10.32m x 4.12m Open access, three steps down, three large windows to front elevation with views to Broadford Bay, window to side elevation, high level windows to rear elevation, feature corner fireplace with free standing stove sitting on a stone hearth with stone surround and timber mantel, beamed semi-vaulted ceiling, downlights, two storage heaters, fitted carpet, access to kitchen:

KITCHEN/BREAKFAST ROOM: Approx. 4.98m x 3.92m (at widest points) Two windows to front elevation, window to side elevation, extensive range of wall and base units with worktop over, two bowl stainless steel sink, integrated oven, integrated 6 burner hob with stainless steel extractor over, integrated fridge, integrated dishwasher, tiling to splash backs, three wall lights, storage heater, vinyl flooring, access to utility/prep kitchen:

UTILITY/PREP KITCHEN: Approx. 5.79m x 1.82m Sliding half glazed door, three steps rise, range of wall and base units with worktop over including a range of dresser style units, 1.5 bowl stainless steel sink, space for fridge, spotlight cluster, tile floor, uPVC frosted glazed door to side elevation, access to laundry room:

LAUNDRY ROOM: Approx. 2.29m x 2.29m Window to side elevation, base units with worktop over, double wall cupboard, butler sink, wall light, vinyl flooring.

STUDY: Approx. 3.47m x 2.21m Borrowed light window to conservatory, two wall lights, electric panel heater, fitted carpet.

INNER HALLWAY: Wall of built-in cupboards with mirror doors to the upper half, wall light, fitted carpet, access to shower room, two bedrooms:

BEDROOM: Approx. 3.49m x 2.70m Borrowed light window to conservatory, two wall lights, electric panel heater, fitted carpet.

BEDROOM: Approx. 3.51m x 3.33m Borrowed light window to conservatory, built-in double wardrobe with sliding doors, fitted carpet, access to studio annex:

SHOWER ROOM: Approx. 2.21m x 1.78m Frosted window to side elevation, large corner shower cubicle, range of shallow cupboards and drawers with worktop over, inset vanity sink and WC, two coordinating wall cupboards, downlights, heated towel rail, fully tiled, fitted carpet.

ANTEROOM: Approx. 5.02m x 3.51m (currently used as a bedroom) One step down, window to front elevation with bay views, two windows to rear elevation, painted beamed ceiling, ceiling mounted spotlights clusters, two wall lights, fitted carpet, access to studio:

STUDIO: Approx. 5.51m x 5.01m Two windows to front elevation with views to Broadford Bay, windows to side and rear elevations, range of base cupboards with worktop over, oak flooring, glazed uPVC door to rear elevation.

CONSERVATORY: Approx. 8.69m x 2.96m Multi-pane glazed door with glazed side panel from hallway, windows to rear and side elevations, polycarbonate roof, tile floor.



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T: 01471 822900 www.remax-skye.net E: info@remax-skye.net