



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

EXTERNAL:

ATTACHED SINGLE CAR GARAGE

THREE TIMBER SHEDS

GREENHOUSE

GARDEN

The enclosed garden is mainly laid to lawn with mature shrubs and bushes, paving slab pathways around the house are attractively laid with gravel infills. A short concrete driveway leads to the attached single car garage to the side.

EXTRAS: Included in the sale are listed kitchen appliances and all fitted floor coverings.

SERVICES: Mains electricity, mains water, main drainage.

COUNCIL TAX: The current council tax is Band E.

EPC: E (39)

HOME REPORT: Contact the RE/MAX Skye office.

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 emailing info@remax-skye.net.

OFFERS:

Should be submitted in proper legal Scottish form to RE/MAX Skye Estate Agents, Main Street, Broadford, Isle of Skye, IV49 9AB. Fax no. 01471 822950.

INTEREST

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



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.



FOR SALE



Bellfield House

Half of 16 Waterloo, Breakish, Isle of Skye IV42 8QE

Generously proportioned and extended 5 bedroom (1 en-suite) stone croft house

Extensively upgraded by the current owners, including increased insulation

Double glazing and oil-fired central heating

Solar panels providing electricity and connected to the National grid

Attached single car garage with off road parking

EPC: E (39)

Offers Over £315,000

RE/MAX[®] Skye

Main Street, Broadford, Isle of Skye, Scotland IV49 9AE

Tel: 01471 822900

www.remax-skye.net

Email: info@remax-skye.net

Opening Times:

Monday – Friday 9.00am - 5.00pm

Saturday – By Appointment

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.

Bellfield House is a detached, generously proportioned and extended 5 bedroom (1 en-suite) stone croft house with attached single car garage set within enclosed garden grounds and located within the small crofting township of Breakish in the South end of Skye. Extensively upgraded by the current owners, including increased insulation, extensive new contemporary kitchen/breakfast room and bathrooms, this property offers the opportunity to purchase a spacious family home within convenient access of all local amenities in Broadford, a few minutes away. Call RE/MAX Skye on 01471 822900 to view today!

Property comprises of:

GROUND FLOOR:

Entrance Porch, Hallway, Living Room, Sitting Room, Bedroom, Dining Room, Kitchen/Breakfast Room, Shower Room

FIRST FLOOR:

1st Landing:

Bedroom, Bathroom

2nd Landing:

2 Bedrooms

EXTERNAL:

Attached Single Car Garage, Three Timber Sheds, Greenhouse, Enclosed Garden Grounds

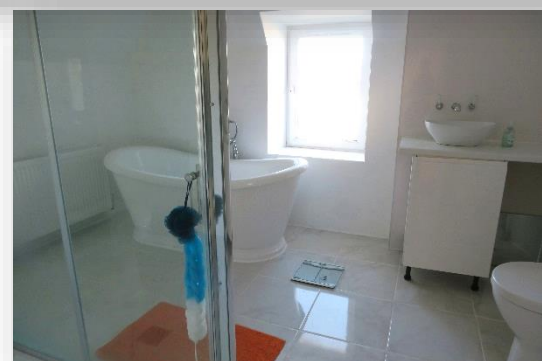
LOCATION: Breakish is in the south of the island conveniently situated for access to the Skye Bridge and Broadford, the second largest settlement on the Isle of Skye. The area is an excellent base for outdoor pursuits with the sandy Ashaig beach close by as well as an abundance of inland and coastal walks offering the opportunity to spot a host of local wildlife including seals, otters, porpoises, herons, eagles and buzzards. Only minutes away is Broadford, a thriving community offering a good range of local amenities. The Island's capital, Portree, is approximately 28 miles away and here you will find a greater range of amenities.

ACCOMMODATION: Constructed circa 1900 with more recent extensions extends to some 164m², the property benefits from double glazing and oil-fired central heating to radiators throughout and has been extensively upgraded including increased insulation, solar panels providing electricity and connected to the National grid, contemporary kitchen, bathrooms and floor coverings creating spacious family living accommodation, an attached single car garage with off road parking is to the side of the property.

ENTRANCE PORCH: Approx. 1.89m (at widest point) x 2.07m (at widest point) uPVC door with decorative glazed panel, window to front elevation, 'V' lining to walls, radiator, ceramic tile floor, access to hallway.

HALLWAY Timber frosted glazed door, two under stair cupboards, 'V' lining to walls and ceiling, radiator, ceramic tile floor, access living room, sitting room, shower room, kitchen/breakfast room, stair to upper floor:

LIVING ROOM: Approx. 3.39m (at widest point) x 4.45m (at widest point) Bay window with window seat to front elevation with lovely countryside views, exposed stone fireplace with inset multi-fuel stove, shelved display niche, radiator, fitted carpet.



SITTING ROOM: Approx. 3.50m (at widest point) x 4.47m (at widest point) Window to front elevation with countryside views, feature electric coal effect wall mounted fire, radiator, fitted carpet, access to bedroom:

BEDROOM 2: Approx. 4.09m x 3.05m Deep sill window to front elevation, radiator, fitted carpet.

SHOWER ROOM: Approx. 2.41m x 2.58m Frosted window to side elevation, quadrant shower cubicle with Triton electric shower, pedestal wash hand basin, WC, downlights, ceramic tile floor.

KITCHEN/BREAKFAST ROOM: Approx. 5.19 x 3.84m This spacious well fitted kitchen enjoys windows to side and rear elevations, extensive range of contemporary high gloss base units with earth stone worktop over, stainless steel sink with Cooker tap, Leisure range cooker, American style fridge/freezer, dishwasher, washing machine, large island unit with cupboards under, breakfast area and Earthstone worktop, built-in cupboard, glass tiling to splash backs, downlights, two spotlight clusters, ceramic tile floor, uPVC door with glazed panels to side elevation, access to dining area:

DINING ROOM: Approx. 3.50m x 2.23m Open access from kitchen, picture window to rear elevation, window to side elevation, spotlight track, radiator, ceramic tile floor.

STAIRS AND LANDING: Carpeted stairs rise from hallway to carpeted half landing the stair then splitting to the left and right, Velux 'V' lining to walls, radiator:

LEFT STAIR AND LANDING: Carpeted stair rises to generous carpeted landing area, deep sill window to front elevation, Velux to rear elevation, 'V' lining to walls and ceiling, radiator, access to two bedrooms (1 en-suite):

BEDROOM 3: Approx. 4.10m (under coombs) x 3.10m Shallow bay window to front elevation, radiator, fitted carpet.

MASTER BEDROOM: Approx. 4.06m (under coombs) x 3.27m Shallow bay to front elevation, radiator, fitted carpet, access to en-suite:
EN-SUITE: Approx. 3.77m x 2.96m Window to side elevation, double ended free standing bath, double shower cubicle, vanity sink set on worktop with cupboards under, WC, radiator, ceramic tile floor.

RIGHT STAIR AND LANDING: Carpeted stairs rise to the second carpeted landing, Velux window to side elevation, radiator, access to two bedrooms, bathroom, loft:

BEDROOM 4: Approx. 4.25m x 2.61m (under coomb) Window to side elevation, radiator, fitted carpet.

BEDROOM 5: Approx. 3.67m x 2.50m (under coomb) Window to side elevation, radiator, fitted carpet.

BATHROOM: Approx. 2.11m x 1.50m (under comb) Frosted window to side elevation, 'P' bath with shower over, pedestal wash hand basin, WC, ladder radiator, ceramic tile floor.



For all our latest properties follow us on Facebook www.facebook.com/remaxskye
Click 'LIKE' for new listings, price changes, updates

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