



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

**EXTERNAL:**

**ATTACHED DOUBLE GARAGE: Approx. 6.70m x 6.07m**  
Two roller doors, plasterboard lined, power and light, water, connection point for septic tank, large window to rear elevation, half-frosted glazed door pedestrian door to rear elevation, fire door to inner hallway. The garage has potential for conversion to additional living accommodation, subject to planning,

**GARDENS:**  
Gated access from the township road leads to a chipped driveway and garage, the sloping garden grounds are well-maintained and are mainly laid to grass with planted beds, mature trees and shrubs, a small burn runs to the rear of the property.

**SERVICES:** Mains electricity, mains water, drainage to septic tank.  
**HOME REPORT:** Contact the RE/MAX Skye office.  
**EPC Rating: C (72)**  
**COUNCIL TAX: Band F**

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

**ENTRY:** At a date to be mutually agreed.

**DIRECTIONS:** From the Skye Bridge take the A87 towards Portree at Portree pass through the village taking the A85 toward Staffin, shortly after you have left Portree you will see a signpost indicating Achachork to your left, take this road and continue almost to the end of the lane, Marshbrook is the last property on the right-hand side.

**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](mailto: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 - Email [info@remax-skye.net](mailto: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**



**Marshbrook**

**Achachork, By Portree, Isle of Skye, IV51 9HT**

Rural location on the outskirts of Portree  
Spacious 4 bedroom (2 en-suite) bungalow  
Walk-in condition

Elevated position, enjoying far reaching countryside and mountain views  
Generous well-maintained garden grounds of approximately 0.5 acre  
EPC Rating: C (72)

**Offers Over £410,000**



Garbh Chriochan, Teangue, Isle of Skye IV44 8RE

Tel: 01471 822900  
[www.remax-skye.net](http://www.remax-skye.net)  
Email: [info@remax-skye.net](mailto: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.

Rurally located on the northern outskirts of Portree, in the highly desirable area of Achachork, Marshbrook is a spacious 4 bedroom (2 en-suite) bungalow set in an elevated position and enjoying far reaching countryside views towards Portree, the capital of Skye, Ben Tianavaig and the Cuillin mountains. Peacefully situated towards the end of this no-through road, yet conveniently placed for all local amenities in Portree, Marshbrook sits within generous, well-maintained, mature garden grounds and is offered in walk-in condition, the perfect opportunity to obtain a well-placed family home.

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

**PROPERTY COMPRISES:** Entrance Vestibule, Hallway, Lounge, Dining Room, Kitchen/Breakfast Room, Utility Room, Bathroom, 4 Bedrooms (2 en-suite)  
**External:** Extensive Garden Grounds 0.5 acre, Garden Store, Attached Double Garage

**LOCATION:** Set round a natural harbour, Portree, the capital of Skye, is a bustling port and thriving business and cultural centre. Offering a wide range of shops, services and leisure facilities including hospital and medical centre, doctors, dentists, primary and secondary school which offers both Gaelic and English-medium classes, library, swimming pool, supermarkets, hotels, bars, cafés and restaurants.

It is also a cultural focal point for Skye, with a year-round program of concerts, theatre and cinema, art and craft exhibitions and workshops, and numerous wildlife walks.

The town makes a great base for exploring the outstanding beauty of the Trotternish Ridge, the Old Man of Storr, Kilt Rock and the Quiraing to the north and, to the south, the imposing Cuillin Mountains which offer both gentle and challenging climbing and walking for the world's outdoor enthusiasts. Other popular activities include cycling, pony-trekking, and boat cruises.

**ACCOMMODATION:** Marshbrook extends to some 158m<sup>2</sup> and benefits from uPVC double glazing and oil-fired central heating to thermostatically controlled radiators throughout, supplemented by a wood burning stove in the lounge. The property sits within generous well-maintained garden grounds of approx **0.5 acre** (to be confirmed by Title) and enjoys delightful far-reaching views, the attached double garage is plasterboard lined, with water and power installed and lends itself to conversion into additional accommodation, subject to planning consents being obtained, should it be required.

**ENTRANCE VESTIBULE:** Approx. 2.01m x 1.79m Five steps rise to glazed uPVC door with glazed side panel, full length window to front elevation, ceramic tile floor, access to hallway:

**HALLWAY:** The spacious 'L' shaped hallway is entered via a half frosted glazed door, with frosted glazed side panel, double cupboard, two radiators, fitted carpet, access to lounge, dining room, kitchen/breakfast room, bedrooms, bathroom, garage:



**LOUNGE:** Approx. 5.40m x 4.83m (at widest point into shallow bay) Shallow bay picture window to front elevation with far reaching countryside and mountain views, glazed door to side elevation with glazed side panel opening onto accessible ramp access, inset wood burning stove set in a slate hearth with slate inserts and rustic oak surround, two radiators, fitted carpet.

**DINING ROOM:** Approx. 4.30m x 2.87m Window to side elevation with garden and countryside views, two wall lights, radiator, fitted carpet, access to kitchen/dining room:

**KITCHEN/BREAKFAST ROOM:** Approx. 5.40m x 3.50m Open access from dining room, picture window to rear elevation, extensive range of wall and base units with worktop over, 1.5 bowl black composite sink, integrated double oven, 4 burner LPG hob with black and glass extractor over, integrated dishwasher, integrated fridge, two wall lights, radiator, vinyl tile floor, space for table and chairs, access to utility room:

**UTILITY ROOM:** Approx. 3.26m x 1.79m Sliding door, window to side elevation, worktop with double base unit under, all cupboards, space and plumbing for washing machine, space for tumble drier, tiling to splash backs, vinyl tile floor, half frosted uPVC door to rear:

**BEDROOM 4:** Approx. 3.28m x 2.96m (currently used as a study) Window to front elevation, built-in cupboard, radiator, fitted carpet.

**BEDROOM 1:** Approx. 4.48m x 2.97m Window to front elevation, two double built-in cupboards, radiator, fitted carpet, access to en-suite:

**EN-SUITE:** Approx. 2.97m (into shower) x 1.08m Frosted window to front elevation, built-in shower cubicle, pedestal wash hand basin, WC, ladder radiator, vinyl flooring.

**BEDROOM 2:** Approx. 3.70m x 3.13m Window to rear elevation, double built-in cupboard, radiator, fitted carpet, access to en-suite:

**EN-SUITE:** Approx. 3.15m (into shower) x 1.00m Frosted window to rear elevation, built-in shower cubicle, pedestal wash hand basin, WC, ladder radiator, vinyl flooring.

**BEDROOM 3:** Approx. 3.13m x 2.65m Window to rear elevation, double built-in cupboard, radiator, fitted carpet.

**BATHROOM:** Approx. 3.12m x 2.15m Frosted window to rear elevation, bath with shower over and glazed shower screen, pedestal wash hand basin, WC, ladder radiator, vinyl flooring.



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

T: 01471 822900 [www.remax-skye.net](http://www.remax-skye.net) E: [info@remax-skye.net](mailto:info@remax-skye.net)