



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

EXTERNAL:

DETACHED CHALET: (Currently used as an office)

OPEN-PLAN OFFICE AREA: Approx. 8.35m x 4.09m (at widest points)

'L' shape open plan office, windows to front, side and rear elevations, French doors to front elevation, downlight, wood laminate flooring, access to shower room:

SHOWER ROOM: Approx. 2.53m x 1.96m Shower cubicle with Triton electric shower, pedestal wash hand basin with wall mounted electric water heater, WC, ladder radiator, wood laminate flooring.

This building has potential for conversion to a self-contained holiday let.

LARGE AGRICULTURAL SHED: Approx. 7.50m x 7.45m (56m²) Steel portal framed with box profile cladding to external walls and roof, roller shutter door and pedestrian door to front elevation, power and light, concrete floor.

TIMBER SHED

WOOD STORE

GARDEN: The property has gated access directly from the township road to extensive off-road parking and the generous mature garden grounds of .75 acres (to be confirmed by Title Plan) which offer delightful mountain views and are laid mainly to grass with an abundance of mature trees, saplings and shrubs, chipped areas around the house creating attractive seating areas.

EXTRAS: All fitted floor coverings and integrated appliances.

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

EPC: D (60)

COUNCIL TAX: Band F

HOME REPORT: Contact the RE/MAX Skye office.

ENTRY: At a date to be mutually agreed.

DIRECTIONS: Follow the A87 North into Broadford, take the left turning directly before the Broadford Hotel signposted Torrinn the B8083, follow the road towards Torrinn, when the road forks take the left fork to Kilbride, Ashbank is situated on the left-hand side of the road, the name is on the property.

VIEWING: Viewing this property is essential to be fully appreciated, Viewing can be arranged by calling the RE/MAX Skye office 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, Garbh Chriochan Teangue, Sleat, Isle of Skye, IV44 8RE Email info@remax-skye.net

INTEREST

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



FOR SALE



Ashbank

3 Kilbride, by Torrinn, Isle of Skye, IV49 9BB

Spacious detached, 4 bedroom (1 en-suite) property

Extensively refurbished by current owners

Immaculate order throughout

Generous enclosed garden grounds of .75 acre

Large agricultural garage extending to 56m²

Detached timber chalet (holiday let potential)

EPC Rating: D (60)

Offers Over £525,000



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.

Ashbank is a spacious detached, 4 bedroom (1 en-suite) property, situated in a slightly elevated position within the small community of Kilbride on the outskirts of Torrin, South Skye. Extensively refurbished by the current owners, this property is offered in immaculate order throughout and benefits from a delightful open-plan kitchen/dining/family room to the rear elevation, completing this package is a self-contained unit which lends itself to conversion to a holiday let and is currently used as a home office. The main property offers flexible accommodation, in a tranquil rural location whilst being only a short drive from all facilities in Broadford, Skye's second town, and will suit a variety of purchasers. Ashbank must be seen to fully appreciate all the property has to offer, perfect for a well-placed family home with income potential. Call RE/MAX Skye today on 01471 82900 to book your viewing appointment.

Property comprises:

GROUND FLOOR: Entrance Porch, Hallway, Lounge, Sitting Room, Sunroom, Kitchen/Dining/Family Room, Rear Hallway, Cloakroom, Utility Room

FIRST FLOOR: Master Bedroom Suite, 3 Bedrooms, Bathroom

EXTERNAL: Detached Chalet, Large Industrial Garage, Timber Shed, Log Store, Generous Garden Grounds

LOCATION: Kilbride, on the edge of the small crofting township of Torrin, is situated in the South-West corner of Skye, between Broadford and Elgol, with wonderful views to the Red and the Black Cullin Mountains, which are spectacular whatever the weather! Beths Cafe is open seasonally; here you can sit and enjoy a coffee and home baking whilst taking in the surrounding breathtaking views. The nearest town is Broadford, 6 miles away, which has all the main amenities. Camas Malag beach, on Loch Slapin, lies a short walk from the property, and Torrin also has a lovely sandy beach with Loch Slapin lapping at its shores. The school bus to the primary school at Broadford (where they have English & Gaelic medium classes) picks up from outside your door, as does the High School bus for taking pupils to Portree, the Island's capital 32 miles away.

ACCOMMODATION: Ashbank was built in circa 1900 and extended in 2008, the conservatory being added last year and now extends to some 189m², extensively refurbished by the current owners and finished to an exacting standard the property benefits from oil fired central heating to radiators and uPVC double glazing and Velux roof lights throughout, supplemented by multi-fuel stoves in the lounge and sitting room. The property sits within enclosed garden grounds of .75 acre which are laid to grass and well planted with mature shrubs and trees. Within these grounds are a detached timber chalet and large agricultural shed/garage extending to 56m².

ENTRANCE PORCH: Approx. 1.67m x 1.57m (at widest points) Two steps rise to a uPVC half glazed door, windows to front and side elevations with mountain and countryside views, wood laminate flooring, access to hallway:

HALLWAY: Glazed door, under stair cupboard, wood laminate flooring, access to lounge, sitting room, stair to upper floor:

LOUNGE: Approx. 4.28m x 3.13m (at widest point) Two windows to front elevation, window to rear elevation all with countryside views, inset stove set on a slate hearth with a decorative timber mantel, radiator, wood laminate flooring.

SITTING ROOM: Approx. 4.28m x 4.07m (at widest point) Two windows to front elevation, inset stove set on a slate hearth with timber mantel, radiator, wood laminate flooring, access to sunroom, open-plan kitchen/dining/family room:



SUNROOM: Approx. 4.20m x 1.76m Glazed uPVC door from sitting room, windows to side and front elevation, glazed door to side elevation, wood laminate flooring, access to open-plan kitchen/dining/family room:

OPEN-PLAN KITCHEN/DINING/FAMILY ROOM: Approx. 8.18m x 7.87m (at widest points) Glazed door, timber flooring:

KITCHEN AREA: Approx. 5.20m x 5.11m (at widest points) 'L' Shape kitchen, extensive range of wall and base units with granite worktop over, Butler sink, Rangemaster Range with ceramic hob and two ovens, space for fridge/freezer, space for fridge, integrated dishwasher, tiling to splash backs, downlighting, open access to dining/family area:

DINING/FAMILY AREA: Approx. 7.87m (at widest point) x 3.42m Window to side elevations, three windows and French doors, opening to chipped patio area to rear elevation, Velux to side elevation, access to rear hallway:

REAR HALLWAY: Glazed door, built-in cupboard, downlight, wood laminate flooring, half glazed uPVC door to side elevation, access to utility room, cloakroom, sitting room:

CLOAKROOM: Approx. 2.28m x 1.48m High line window to side elevation, pedestal wash hand basin, WC, wood laminate flooring.

UTILITY ROOM: Approx. 2.59m x 2.29m (at widest points) Granite worktop over, Butler sink, tiling to splash backs, space and plumbing for washing machine and tumble drier, built-in cupboard, wood laminate flooring.

STAIRS AND UPPER FLOOR LANDING: Carpeted stairs rise from hallway to upper floor landing, Velux window to rear elevation, radiator, access to master bedroom suite, 3 bedrooms, bathroom:

BEDROOM 2: Approx. 4.35m (under coombs) x 3.18m (at widest point) Window to front elevation with countryside and mountain views, radiator, fitted carpet.

BATHROOM: Window to front elevation, bath, quadrant shower cubicle, vanity sink set into worktop with cupboards and drawers under and incorporated WC, downlights, ladder radiator, vinyl flooring.

BEDROOM 3: Approx. 3.30m (at widest point) x 2.84m (under coomb) Window to front elevation with countryside and mountain views, radiator, fitted carpet.

BEDROOM 4: Approx. 2.96m x 2.90m (at widest point) Window to side and Velux to side elevation, radiator, fitted carpet.

BEDROOM SUITE: DRESSING ROOM: Approx. 5.08m (at widest points) x 2.55m (under coomb)

A spacious 'L' shape area, window to side elevation, two built-in cupboards, fitted carpet, access to en-suite, bedroom:

EN-SUITE: Approx. 3.53m x 1.83m (under coomb) Window to side elevation, bath, wet-room style shower cubicle, pedestal wash hand basin, WC, ladder radiator, vinyl flooring.

BEDROOM: Approx. 4.51m x 3.58m Windows to side elevations, two small windows to back elevation, radiator, fitted carpet.



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