



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

EXTERNAL:

TIMBER SHED

GARDEN:

Gated access to the side elevation gives access to a chipped parking area and the garden grounds, the garden grounds are laid to grass and well stocked with mature trees and shrubs, with raised beds and a fruit cage and offer 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: E

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

EPC Rating: F (36)

DIRECTIONS: Follow the A87 towards Broadford, turning left immediately before the Hebridean Hotel, follow the track to the top, Wild Gees is the first property on the left when you round the bend.

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 Email 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



Wild Geese

15 Harrapool, Isle of Skye, IV49 9AH

Unrestricted views of Broadford Bay

Deceptively spacious 4 bedroom detached bungalow

Electric heating, and uPVC double glazing throughout

Elevated position within well-planted garden grounds

Requires some upgrading

Conveniently located for access to all facilities in Broadford

EPC Rating: F (36)

Offers in the Region of £275,000

RE/MAX[®] Skye

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.

Wild Geese is a deceptively spacious 4 bedroom detached bungalow, set within private garden grounds in an elevated position within the small crofting township of Harrapool on the outskirts of Broadford, South Skye. Whilst requiring some updating this property enjoys delightful unrestricted views of Broadford Bay and is conveniently located for all facilities in Broadford, Skye's second town. The perfect opportunity to purchase a well-located home or investment opportunity in a desirable location. Call RE/MAX today to view on 01471 822900 to arrange your viewing appointment.

Property comprises:

Accommodation: Entrance Hallway, Sitting Room, Kitchen/Breakfast Room, Conservatory, Shower Room, Bedroom, Dining Room, Inner Hallway, 3 Bedrooms, Bathroom.

External: Timber Shed, 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: Wild Geese was built in the late 1980's extends to some 117m² and benefits from electric heating by way of convector heaters, supplemented by a multi-fuel burning stove in the sitting room and uPVC double glazing throughout. The property sits in an elevated position within well-planted garden grounds and enjoys delightful views of Broadford Bay.

ENTRANCE HALLWAY: Two steps rise, half frosted glazed exterior door, two built-in cupboards, Gabbaron electric heater, vinyl flooring, access to sitting room, dining room, kitchen one bedroom, shower room, loft:

SITTING ROOM: Approx. 4.78m x 3.79m (at widest point) Door with frosted glazed side panels, picture window to front elevation with views to Broadford Bay, Morso multi-fuel stove with back boiler set on a stone hearth with timber mantel, two wall lights, Gabbron electric heater, oak effect vinyl flooring.



KITCHEN/BREAKFAST ROOM: Approx. 3.95m x 3.11m Window to side elevation, range of wall and base units with work top over, black sink, integrated oven, LPG hob with stainless steel extractor over, space for fridge/freezer, space and plumbing for dishwasher, space and plumbing for washing machine, peninsula unit with breakfast area with cupboards under, built-in cupboard, Gabbron electric heater, ceramic tile floor, access to conservatory:

CONSERVATORY: Approx. 4.00m x 1.92m Door with glazed insert, windows to side, rear and front elevation with views to Beinn na Callich, poly carbonate roof, electric panel heater, vinyl flooring, glazed door to front elevation:

SHOWER ROOM: Approx. 2.09m x 2.03m Frosted window to rear elevation, quadrant shower cubicle with Mira electric shower, pedestal wash hand basin, WC, ladder radiator, tile effect laminate flooring.

BEDROOM 1: Approx. 3.85m (at widest point) x 3.46m Window to rear elevation, double built-in wardrobe, electric panel heater, vinyl flooring.

DINING ROOM: Approx. 3.85m (at widest point) x 3.47m Window to front elevation with bay views, built-in cupboard, Gabbron electric heater, oak effect vinyl, access to inner hallway:

INNER HALLWAY: Gabbron electric heater, vinyl flooring, access to three bedrooms, bathroom:

BEDROOM 2: Approx. 3.10m (at widest point) x 2.92m (currently used as a study) Window to front elevation with water views, built-in worktop, vinyl flooring.

BEDROOM 3: Approx. 4.05m x 2.77m Window to front elevation with bay views, electric panel heater, fitted carpet.

BEDROOM 4: Approx. 4.16m x 2.82m Window to rear elevation, electric panel heater, vinyl flooring.

BATHROOM: Approx. 2.80m x 1.52m Frosted window to rear elevation, bath with Mira electric shower over and glazed screen, pedestal wash hand basin, WC, ladder radiator, vinyl flooring.



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