

Arosview, Knockbreck, Hallin, Isle Of Skye, Scotland, IV55 8GP  
Offers Over £290,000

ISLE OF SKYE  
ESTATE AGENCY



# Arosview, Knockbreck, Hallin, Isle Of Skye, Scotland, IV55 8GP

Arosview is a beautifully appointed detached three bedroom bungalow in the quiet Hallin area of the Waternish peninsula. Set within private garden grounds the property boasts stunning views over Aros Bay towards Trotternish.

- Detached Property
- Beautiful Views
- Off Road Parking
- Private Garden
- Solar Panels
- Modern Electric Heating
- Wood Burning Stove

## Services

Mains Electric, Mains Water

## Tenure

Freehold

## Council tax

Band D

## Property Description

Arosview is a beautifully appointed detached three bedroom bungalow in the quiet Hallin area of the Waternish peninsula. Set within private garden grounds the property boasts stunning views over Aros Bay towards Trotternish.

Arosview is a generously proportioned detached three double bedroom cottage in a peaceful location affording beautiful views over Aros Bay. The property was renovated by the current owners in 2022/23 and is tastefully decorated throughout. Sited down a short driveway from the main township road, the property affords beautiful views over Aros Bay.

The accommodation within comprises of; entrance porch, hall, kitchen diner, lounge, shower room and a double bedroom on the ground floor. Upstairs are a further two double bedrooms. An annex doubles as a utility space complete with its own dog shower. The property further benefits from double glazing throughout and solar panels which power the heating and hot water. The modern electric radiators are all controllable via an app and fibre broadband (500Mbps) is connected to the property.

Accessed down a driveway off the main township road the house occupies garden grounds, which are mainly laid to lawn, and hosts a timber shed for storage. The garden grounds are the perfect space from which to enjoy the stunning sea views.

The property really must be viewed to fully appreciate the offering.



### Entrance

A composite main door leads into a small entrance hall which opens into the kitchen diner. Access to a bedroom and a shower room. Engineered hardwood flooring. Stairs lead to the first floor. A skylight allows natural light to flood the area from the landing.

### Kitchen/Diner (20' 9.21" x 11' 9.73" ) or (6.33m x 3.60m)

Comprising a generous range of floor units with an integrated dishwasher, an electric SMEG five-ring, range-style cooker and a SMEG freestanding fridge-freezer. There is a butler's sink with marble worktops and splash back. A window to the front affords a view to the garden and the bay beyond. Engineered hardwood flooring. Access to the lounge.

### Lounge (14' 2.47" x 15' 9.76" ) or (4.33m x 4.82m)

Two steps lead from the kitchen to the triple aspect lounge. Decorated in modern, neutral tones the room has engineered hardwood flooring and a wood burning stove with a decorative tiled hearth. Three large windows to the front boast stunning views over the garden to the bay beyond. A loft hatch leads to a small attic space housing the hot water cylinder and solar panel batteries.

### Bedroom 1 (8' 9.51" x 14' 9.95" ) or (2.68m x 4.52m)

Double bedroom with built in box bed and storage. Hardwood flooring and a built in wardrobe. Window to front with view to garden and bay. Traditional v-lining to walls. Painted in a modern, neutral tone.

### Shower Room (9' 7.75" x 4' 11.45" ) or (2.94m x 1.51m)

Modern shower room comprising W.C., wash hand basin and walk-in shower unit with rainfall head. Tiled flooring. Tiled at shower unit and wash hand basin. Extractor fan. Painted.

### Landing (9' 7.75" x 7' 1.04" ) or (2.94m x 2.16m)

Engineered hardwood flooring. Three storage cupboards in eaves. Velux window to rear and skylight to the front allowing light to flood the land and entrance area below. Access to two double bedrooms.

### Bedroom 2 (11' 0.28" x 13' 10.93" ) or (3.36m x 4.24m)

Double bedroom with Velux bedroom to rear and window to front affording views over the bay. Coombed ceiling. Carpeted.

### Bedroom 3 (9' 1.84" x 13' 10.93" ) or (2.79m x 4.24m)

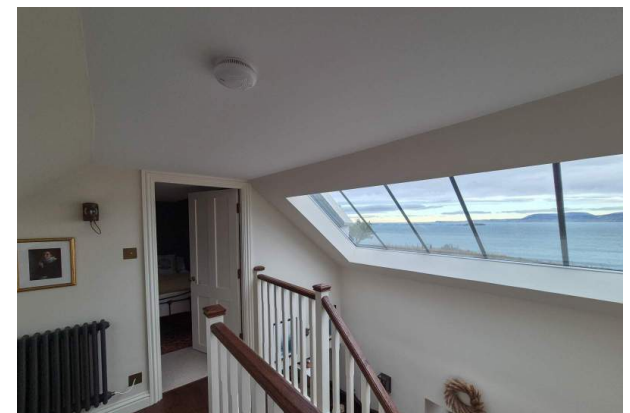
Double bedroom with Velux window to the rear and window to front affording views over the bay. Coombed ceiling. Carpeted. Currently set up as a study / office.

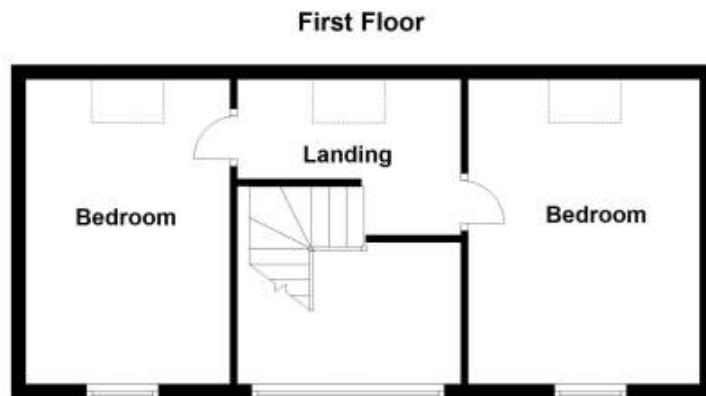
### Annex (15' 7.01" x 7' 2.22" ) or (4.75m x 2.19m)

A composite door leads into a small vestibule with a concrete floor. A further door leads into the main utility area. Tiled flooring. Floor units with a ceramic 1 1/2 bowl sink. Dog shower. Sloping ceiling.

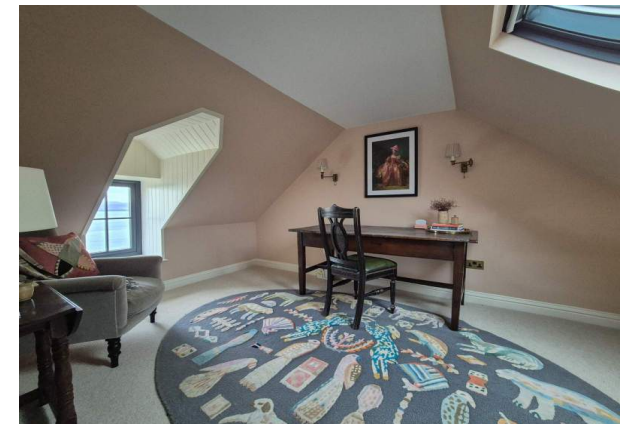
### Garden

Accessed down a driveway off the main township road the house occupies garden grounds, which are mainly laid to lawn, and hosts a timber shed for storage. The garden grounds are the perfect space from which to enjoy the stunning sea views.





Illustrative only. Not to scale.  
Plan produced using PlanUp.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		105	(92+) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		87
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>	60		(55-68) <b>D</b>	62	
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales EU Directive 2002/91/EC			England, Scotland & Wales EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.