



Taigh A Bhugha, Bornisketaig, Kilmuir, Portree, Isle of Skye, IV51 9YS
Offers Over £350,000

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Taigh A Bhugha is a detached 3 bedroom property set in an enviable position in Borneskitaig affording stunning views over the surrounding countryside towards the Minch and outer isles.

- Detached Property
- Upside Down Living
- 1.3 Acres of Garden Ground
- Detached Outbuildings
- Development Potential

Services

Mains Electric, Mains Water, Drainage to Septic Tank

Tenure

Freehold

Council tax

Band D

Property Description

Taigh A Bhugha is a spacious detached 3 bedroom property set in an enviable position in Borneskitaig affording stunning views over the surrounding countryside towards the sea.

Taigh A Bhugha was built approximately 18 years ago as a family home in large garden grounds extending to 1.3 acres, or thereby (to be confirmed by title deed) boasting a large garage/workshop and horse arena.

The accommodation within is set out over two floors with the living space located on the first floor to take full advantage of the sea views on offer. The generous accommodation comprises of entrance hallway, three double bedrooms (one en suite) and a family bathroom on the ground floor. The first floor has a lounge with picture window to the front, kitchen, cloakroom, utility room and home office. The property further benefits from double glazing throughout, electric central heating. The property is set in spacious garden grounds which are mainly laid to lawn and bordered by an escallonia hedge to the front. The driveway offers space for parking to the side of the property with further space available beside the outbuildings. The horse arena also offer development potential for a holiday property or pods subject to statutory authority approvals.

Taigh A Bhugha presents a wonderful opportunity to purchase a lovely home in a peaceful setting with views over the surrounding countryside. Viewing is highly recommended to fully appreciate the property.



Entrance Hall (13' 1.48" x 6' 5.95") or (4.00m x 1.98m)

Ramp access leads to a spacious entrance hall providing access to three double bedrooms and the family bathroom. Engineered oak flooring. Painted. Airing cupboard with hot water tank. Under stair storage cupboard with consumer unit. Frosted, double-glazed door.

Bathroom (10' 0.47" x 6' 5.56") or (3.06m x 1.97m)

Large family bathroom comprising shower cubicle, bath, W.C., and pedestal wash hand basin. Frosted window to front. Tiled walls. Heated, ladder-style towel rail. Extractor fan.

Master Bedroom (13' 10.54" x 11' 0.28") or (4.23m x 3.36m)

King size bedroom with window to front affording view to the garden. Large built in wardrobe with shelving. Carpeted. Painted. Access to ensuite shower room.

Master En-suite (8' 9.91" x 4' 2.79") or (2.69m x 1.29m)

En-suite shower room comprising shower, W.C., and wash hand basin. Frosted window to side. Vinyl flooring. Painted. Tiled at wash hand basin and shower. Heated ladder-style towel rail. Extractor fan. Wall mounted fan heater.

Bedroom 2 (14' 4.44" x 8' 9.12") or (4.38m x 2.67m)

Generously sized double bedroom with window to rear. Carpeted. Painted. Built in wardrobe with mirrored doors.

Bedroom 3 (12' 4.82" x 8' 9.12") or (3.78m x 2.67m)

Double bedroom with window to side. Carpeted. Painted. Built in wardrobe.

Landing (9' 10.11" x 7' 8.13") or (3.00m x 2.34m)

Stairs lead from the entrance hall to the upstairs landing. Access is provided to cloakroom, kitchen, lounge, and utility room. Stir window to the side allowing natural light to enter. Carpeted. Painted. Loft hatch.

Lounge (14' 0.5" x 15' 8.98") or (4.28m x 4.80m)

Large, bright lounge room with picture window to the front boasting views over the surrounding countryside towards the sea. Timber, glazed, 15-pane door from landing. Velux window to side. Carpeted. Painted.

Kitchen (15' 8.98" x 9' 10.11") or (4.80m x 3.00m)

Modern, fitted kitchen with a good range of wall and floor units. Double integrated fridge. Free standing appliances include a Belling cooker with extractor hood over and a Beko dishwasher. One and a half bowl sink and drainer with mixer tap. Tiled splash back. Vinyl flooring. Windows to front and side.

Cloakroom/W.C (6' 2.02" x 4' 7.91") or (1.88m x 1.42m)

Cloakroom comprising W.C., and wash hand basin. Velux window to side. Vinyl flooring. Painted. Tiled at wash hand basin. Extractor.

Utility Room (17' 5.05" Max x 4' 11.45") or (5.31m Max x 1.51m)

Utility room with tiled flooring and door to the rear giving access to garden via a composite decking ramp. Washing machine, tumble dryer and chest freezer. Access to home office.

Office (12' 6.39" x 5' 5.75") or (3.82m x 1.67m)

Home office with Velux window to rear. Carpeted. Painted. Shelving. Carpeted. Painted.

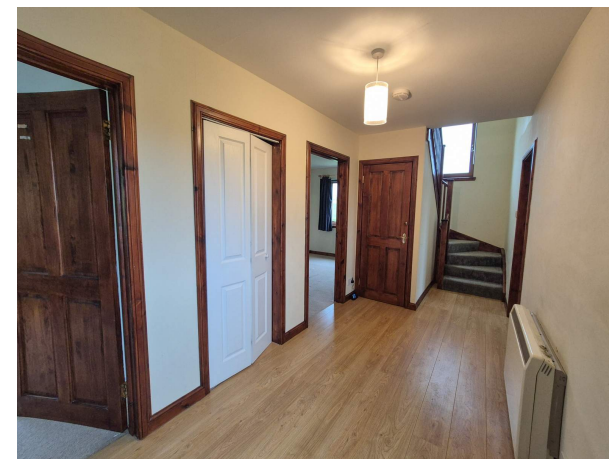
Outbuilding (32' 5.37" x 17' 7.02") or (9.89m x 5.36m)

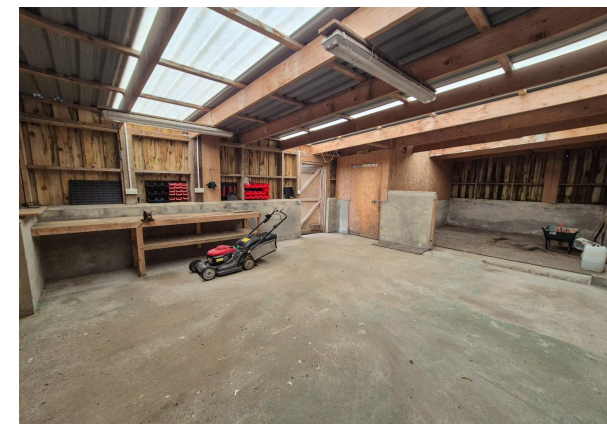
A large garage / workshop with lighting, power and an outside tap offering potential for a variety of uses. Originally used as a horse stable, there is also an internal storage area.

To the rear of the main outbuilding is a port-a-cabin, with automatic lighting and electric heating, which can be used as a home office.

Grounds

Taigh A Bhugha is set within private, well maintained garden grounds which are mainly laid to grass and extend to approximately 1.3 acres, or thereby (to be confirmed by title deed). The front garden is bordered by an Escallonia hedge which provides privacy. Included in the acreage is a large garage/workshop, port-a-cabin and an area set aside for a horse arena. This area offers development potential for a house site (subject to planning approval).





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92+) A		92	(92+) A		98
(81-91) B			(81-91) B	86	
(69-80) C	69		(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ 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 (CO₂) emissions. The higher the rating the less impact it has on the environment.