



# An Airigh

Ardoch, Broadford, Isle of Skye

## A characterful coastal property with sleek interiors and a versatile annexe set against a dramatic shoreline.

A delightful detached house and annexe, with extensive grounds, set in a breathtaking coastal position on the Isle of Skye. The property features stylish interiors and has magnificent views towards the sea and the mountains beyond with approximately 3.5 acres of croft land and a share in common grazing.



**2 RECEPTION ROOMS**



**2 BEDROOMS**



**2 BATHROOMS**



**ANNEXE**



**GARDEN**



**FREEHOLD**



**TOWN**



**1,651 SQ FT**



**OFFERS OVER £550,000**



### The property

An Airigh is a charming detached house with two bedrooms and stylish accommodation arranged over two floors. The interiors make the most of the property's views across the water and towards the rugged peaks beyond.

The main house has two ground-floor reception rooms, including the 24ft sitting and dining room. This open, living and entertaining space is well-proportioned and features tiled flooring, a Scandinavian-style woodburning stove and three large windows offering views towards the water. There is also a family room, which could be used as an additional bedroom if required. The ground floor also has a well-equipped kitchen with storage units, as well as a stainless steel range cooker. The large adjoining utility room has farmhouse-style fitted units and offers plenty of space for additional storage and home appliances.

On the ground floor there is one double bedroom, with Jack and Jill access to the stylishly appointed family bathroom with its contemporary freestanding bathtub and separate shower. The principal bedroom can be found on the first floor with dormer windows taking in far-reaching views of the dramatic surroundings, with the first floor also providing a further bathroom and walk-in storage space.

The detached croft house provides one additional bedroom, a shower room and an open-plan sitting area and kitchen, with a fireplace fitted with a stove. There is also a mezzanine level providing storage or additional space in which to relax. This is currently being used as a successful holiday let.

### Outside

At the entrance to the property there is gated access across a cattle grid, with the driveway leading to parking space at the side and front of the property.







## Outside continued.

The garden includes a patio area and various flower borders. The croft grounds run right down to the water's edge. The grounds include a vegetable garden with a polytunnel, two sheds, a workshop and a boat launch.

## Location

An Airigh lies in a magnificent coastal position on the Isle of Skye, with views towards the Isles of Scalpay and Raasay. Local amenities can be found in Broadford, Portree provides access to further amenities. On the mainland, Kyle is easily accessible and provides a further choice of shops and facilities. Schooling on the island includes a state secondary school in Portree. The Isle of Skye is one of the UK's most beautiful and dramatic landscapes, with the rugged Cuillin Hills and famous sites such as the Old Man of Storr. The A87 provides access to the main towns and settlements on the island, while the Skye Bridge provides a connection to the mainland.

## Distances

- Broadford 5 miles
- Portree 20.6 miles
- Kyle of Lochalsh 13.7 miles
- Inverness 92 miles
- Inverness Airport 99 miles

## Nearby Stations

- Kyle of Lochalsh

## Key Locations

- Dunvegan Castle
- Torabhaig Distillery
- Point of Sleat

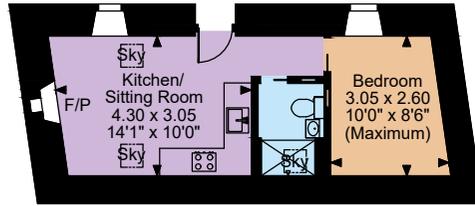
## Nearby Schools

- Broadford Primary School
- Portree High School

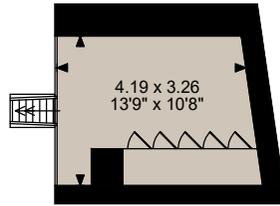




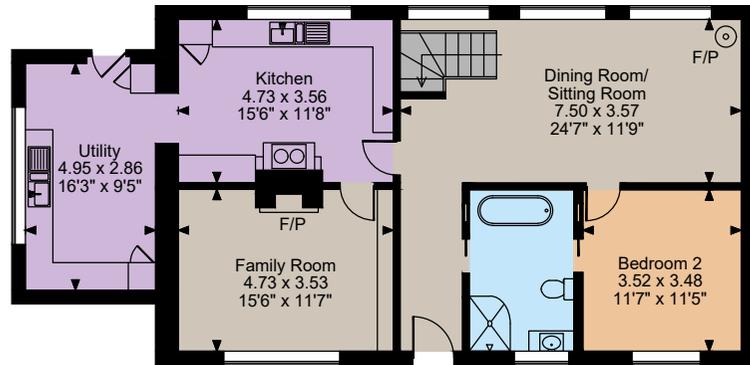
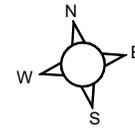
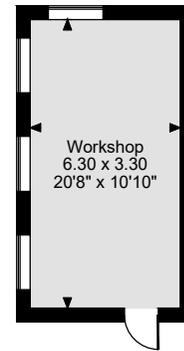




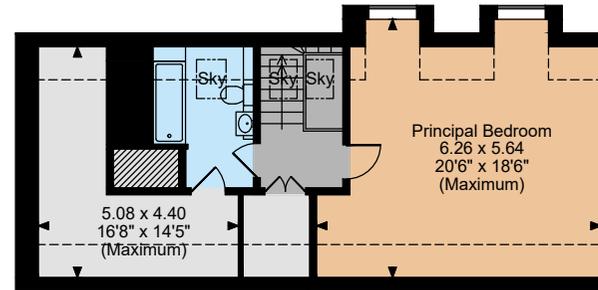
Annexe



Mezzanine



Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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### Floorplans

Main House internal area 1,651 sq ft (153 sq m)  
 Annexe internal area 427 sq ft (40 sq m)  
 Workshop internal area 224 sq ft (21 sq m)  
 Total internal area 2,302 sq ft (214 Sq m)  
 For identification purposes only.

### Directions

Post Code: IV49 9AJ  
 what3words: ///stall.pile.essay

### General

Local Authority: Highland Council, Glenurquhart Road, Inverness, IV3 5NX, [www.highland.gov.uk](http://www.highland.gov.uk)

Services: Mains electricity and water. Private drainage via septic tank (SEPA registered). Under floor electric heating. Solar panels.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band E

EPC Rating: D

Fixtures and Fittings: Fitted floor coverings and integrated kitchen appliances will be included in the sale.

## Inverness

Castle House, Inverness, IV2 6AA

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