



Ailte Na Mara, Badicaul, Kyle of Lochalsh, IV40 8BB
Offers Over £300,000

Badicaul, Kyle of Lochalsh, IV40 8BB

Ailte Na Mara is a charming detached 3-bedroom house nestled in an elevated position, offering breathtaking views across the stunning landscape towards Skye, Broadford, and the iconic Skye Bridge. This inviting home features a spacious large conservatory, perfect for soaking in the sun while you enjoy the panoramic scenery.

- Detached Property
- Three Bedrooms
- Oil-Fired Central Heating
- Private Garden Grounds
- Popular Area
- Stunning Sea & Mountain Views
- Conservatory
- Ample off road parking
- Open Fire

Services

Mains Electric, Mains Water. Drainage by way of septic tank.

Tenure

Freehold

Council tax

Band D

Property Description

A Spacious Family Home with Stunning Views of the Isle of Skye

Located in an elevated position, Ailte Na Mara is a 3-bedroom house that offers spectacular views across to Skye, Broadford, and the Skye Bridge. With its oil-fired central heating and a cosy open fire in the lounge/diner, this home provides a warm and inviting atmosphere year-round.

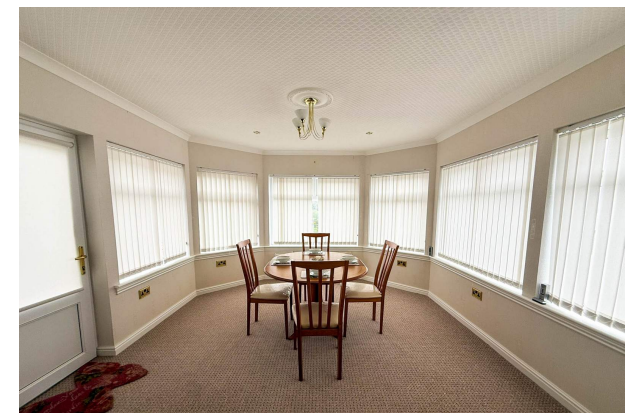
The well-designed layout includes a rear entrance vestibule, utility room, kitchen, lounge/diner, three bedrooms, a shower room, hallway, front entrance vestibule, and a spacious conservatory—perfect for capturing the natural light and panoramic vistas. The loft area is carpeted and painted, presenting potential for two additional bedrooms, subject to necessary consents.

Externally there is a single garage offering extra storage, ample parking on the driveway, and a wrap-around walled garden featuring a slabbed path, patio area, and astro turf lawn.

Situated just a short drive from Kyle, Ailte Na Mara enjoys easy access to a range of local amenities, including shops, schools, and recreational facilities. The stunning landscapes of the Isle of Skye are at your doorstep, making it ideal for nature lovers and outdoor enthusiasts.

This property offers both comfort and convenience in a sought-after location.

What 3 words [///treatment.forklift.reckons](#)



Rear Entrance Hall (4' 6" x 4' 3") or (1.36m x 1.30m)

Exterior door UPVC with glass panels, wood laminate flooring, wallpapered walls. Cloak area, access to utility room. Wooden door with glass panes leads to kitchen.

Utility Room (4' 3" x 4' 2") or (1.29m x 1.27m)

Wood laminate flooring, wallpapered walls. Space for white goods, central heating unit.

Kitchen (10' 5" x 10' 10") or (3.18m x 3.29m)

Wall and base units with glass fronted storage cupboard. Composite sink, integrated fridge freezer, 4 ring electric cooker with extractor fan. Space for white goods. Wood laminate floor and wallpapered walls.

Lounge/diner (23' 9" x 14' 8") or (7.23m x 4.48m)

Open fire with tiled fireplace and hearth Carpeted floors and wallpapered walls. Wooden door with glass pane leads to kitchen and separate door to hallway. Glass doors with glass panels either side lead to conservatory.

Conservatory (14' 3" x 11' 9") or (4.35m x 3.57m)

Large conservatory boasting stunning views over towards the Isle of Skye. Carpeted flooring and painted walls.. Direct access to the garden via glass door.

Hallway (13' 0" x 8' 11") or (3.96m x 2.72m)

Hallway with airing cupboard. Carpeted floors and painted walls. Access to all bedrooms and bathroom.

Front Entrance Vestibule (3' 5" x 3' 1") or (1.05m x 0.93m)

UPVC exterior door with glass panels and letterbox, Wood laminate floor and wallpapered walls.

Shower Room (10' 4" x 5' 2") or (3.16m x 1.57m)

Quadrant shower cubicle with sliding glass door, sink with vanity unit, wc and heated towel rail. Frosted glass window, carpeted floor and wallpapered walls.

Bedroom 1 (10' 8" x 12' 11") or (3.26m x 3.93m)

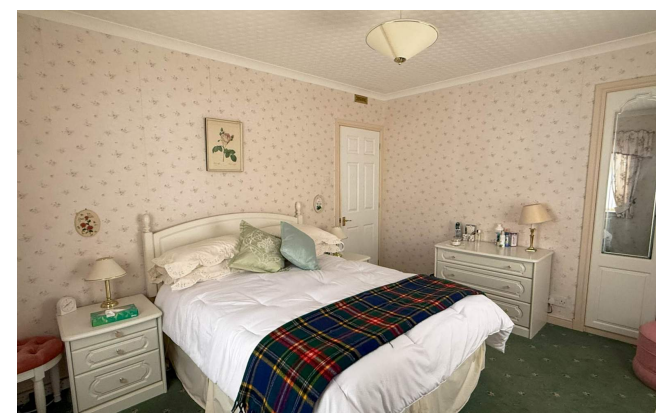
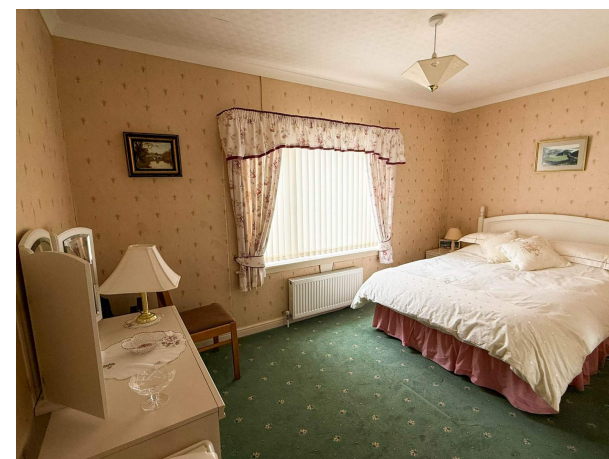
Double room with Carpeted floor, wallpapered walls. Built in wardrobe and window to side.

Bedroom 2 (13' 11" x 10' 4") or (4.24m x 3.14m)

Double room with Carpeted floor, wallpapered walls. Built in wardrobe and window to front and side.

Bedroom 3 (9' 8" x 8' 10") or (2.94m x 2.68m)

Single room with Carpeted floor, wallpapered walls. Built in wardrobe and window to front..



Ground Floor



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+) A		
(81-91) B			(81-91) B		
(69-80) C		78	(69-80) C		
(55-68) D			(55-68) D		66
(39-54) E	47		(39-54) E	47	
(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.