







Dail, Ardaneaskan, Lochcarron, IV54 8YL

Offers Over £400,000

ISLE OF SKYE

ESTATE AGENCY

Dail, Ardaneaskan, Lochcarron, IV54 8YL

'Dail' is a well-presented three bedroom detached house located in the pretty hamlet of Ardaneaskan; a desirable location on the North Coast 500 close to all local amenities in nearby Lochcarron and boasts stunning views over the loch to the mountains and beyond.

- Detached Property
- Three Bedrooms
- Gas Central Heating
- Peaceful Setting
- Stunning Views & Location
- Close to Local Amenities
- Wood Burning Stove
- Detached Garage
- Well Maintained

Services
Mains Electric, Mains Water.

Tenure
Freehold

Council tax
Band E

Property Description
'Dail' is a well-cared-for three bedroom property located in the scenic location of Ardaneaskan; an area that boasts stunning south facing views over the loch towards Plockton and Skye in the distance.

The accommodation within comprises: kitchen/ diner, lounge, hallway and one bedroom on the ground floor. The first floor hosts a landing, two further bedrooms and shower room. The property benefits from gas central heating and double glazing. Externally, the property further benefits from a wraparound garden laid mainly to grass with space for alfresco dining at the front, overlooking Loch Carron with Plockton in the distance. There is also a utility room accessed externally, which is plumbed in for white goods and provides space to store logs. Furthermore, there is a small garage at the rear, with off-road parking.

Ardaneaskan is a delightful, sought after hamlet situated approximately 5 miles from the picturesque village of Lochcarron, with stunning views across the Loch.

The nearby village has good local services and amenities including a grocery store, hotel, restaurants, cafes, garage, post office, doctor's surgery and primary school, with secondary schooling available in Plockton. Lochcarron is a popular stop on the NC500 route and is surrounded by outstanding scenery offering excellent opportunities for walking, climbing, sailing and wildlife watching.

A regular train service runs from Kyle to Inverness, the capital of the Highlands, and passes through the station in Strathcarron, just 3 miles from Lochcarron.







Kitchen/Diner (11' 9" x 11' 7") or (3.58m x 3.54m)
Wall and base units with integrated dishwasher, gas hob and electric oven. Space for dining. Laminate flooring and painted walls. Windows to the side and rear & access to the garden via uPVC part-glazed exterior door. Loft hatch.

Lounge (17' 5" x 14' 3") or (5.30m x 4.34m)
Bright room to the front of the property, with views of the Loch. Windows to the front, side & rear. Wood burning stove with slate hearth and wooden mantelpiece. Original stained timber doors, laminate flooring and painted walls.

Hallway & Stairwell (12' 2" x 5' 11") or (3.70m x 1.81m)
uPVC part-glazed exterior door giving access to the front garden. Spacious cupboard under the staircase. Carpet. Wallpapered walls. Stained timber balustrade leading to first floor.

Bedroom 1 (12' 0" x 14' 3") or (3.65m x 4.34m)
Light and airy ground floor bedroom with windows to the front and side. Open fireplace. Carpet. Painted walls. Space for freestanding furniture.

Landing (14' 2" x 8' 10") or (4.33m x 2.68m)
Roomy, with space for freestanding storage or use as an office area. Dormer window to the front. Carpet. Wallpapered walls. Loft hatch and consumer unit.

Bedroom 2 (14' 4" x 12' 1") or (4.36m x 3.68m)
Dormer window to the front with views of the Loch. Carpet. Wallpapered walls. Space for freestanding furniture.

Bedroom 3 (14' 2" x 9' 4") or (4.33m x 2.84m)
Dormer window to the front with views of the Loch. Built-in cupboard offering storage space, lit by velux window. Carpet. Wallpapered walls. Space for freestanding furniture.

Shower Room (7' 10" x 6' 1") or (2.40m x 1.85m)
Corner shower, W.C and basin with cupboard below. Shelf space above. Window to rear. Tiled floor and walls with painted ceiling and spotlights.

Utility Room (7' 9" x 10' 2") or (2.35m x 3.11m)
Accessed externally, at the rear of the property. Concrete floor. Space for washing machine, tumble dryer and other white goods. Space to store logs. Gas boiler.

Garage (9' 0" x 17' 0") or (2.75m x 5.19m)
Timber doors to the front. Offering storage space, with windows to the side and rear. Additional storage area underneath, accessed from the garden.

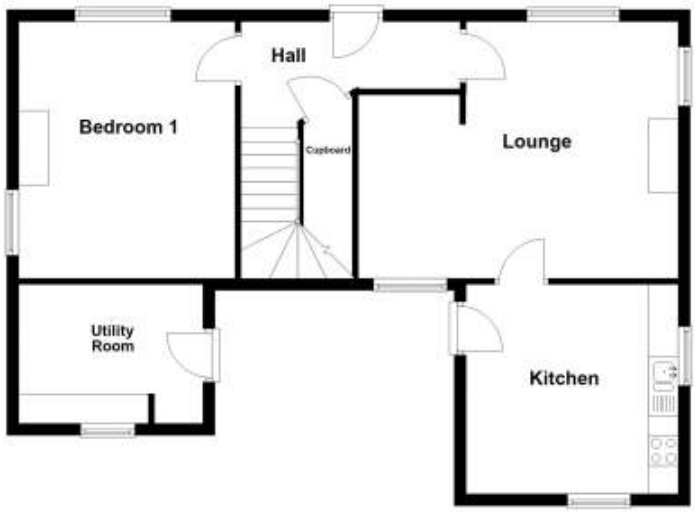
Garden
Wraparound garden, laid mainly to grass, with well established shrubs and trees providing privacy. Space at the front for alfresco dining. Small garage to the rear of the property with additional storage area underneath. Off-road space for parking.







Ground Floor

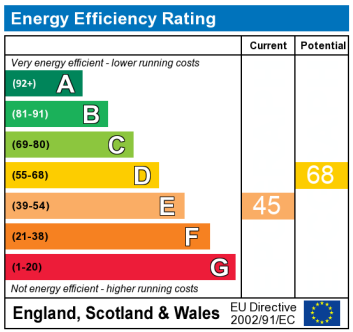


First Floor

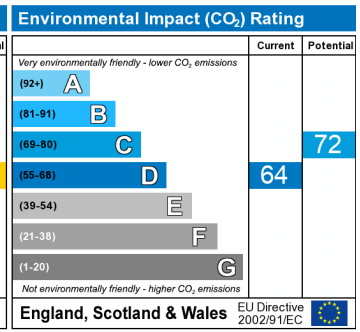








The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

ISLE OF SKYE ESTATE AGENCY

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It is important that if you retain an interest in the acquisition of this property you arrange for your interest to be formally noted to this Agency, otherwise a sale may be concluded on a closing date set without you having been advised.

Every reasonable care has been taken in the drawing up of these particulars for the guidance of interested parties. They are believed to be correct but no guarantee of their accuracy is given and no error or misdescription herein shall annul any sale or be made the subject of compensation by either side. Neither shall these details be deemed to form any part of any contract by either side. Prospective purchasers are advised to take legal advice on the extent and nature of the subjects they propose to acquire.