



Half of 3 Dunan, Broadford, Isle Of Skye, IV49 9AJ
Offers Over £255,000

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The Old Post Office is a traditional, detached two-bedroom property enjoying views across the loch towards the Isle of Scalpay. Located just five miles from the village of Broadford, it is set within a mature, private garden grounds.

- Detached Property
- Two Bedrooms
- Spacious Sun Room
- Mature & Private Garden Grounds
- Beautiful Loch Views
- Off Road Parking
- Two Open Fires

Services

Mains Electric, Mains Water

Tenure

Freehold

Council tax

Band D

Property Description

The Old Post Office is a traditional, extended two-bedroom detached property occupying an elevated position with beautiful loch views towards the Isle of Scalpay. The property is set within a mature, garden which slopes at the front and is terraced at the back and features an impressive variety of established shrubs, bushes and trees, including a striking monkey puzzle tree. This well-established garden provides excellent privacy and screens the house from the road.

Situated just five miles from Broadford, The Old Post Office enjoys a peaceful and private setting while remaining conveniently close to the village's excellent range of shops, services and amenities.

The accommodation within comprises of entrance hall, hallway, lounge, sitting room, kitchen, dining room, w.c and sun room on the ground floor. On the first floor you will find two bedrooms (one with en-suite shower) and family bathroom. The property further benefits from electric heating, double glazing and two open fires.

This is an ideal opportunity to acquire a charming, traditional home retaining a wealth of original features, set in a peaceful semi-rural location with beautiful loch views towards the Isle of Scalpay.

What3words: ///hopes.joints.bland



Entrance Porch (5' 5" x 3' 4") or (1.65m x 1.01m)

Double wooden exterior doors, tiled floor. painted wood v lined walls. Windows to both sides. Wooden door with glass panels leads to inner hall.

Hallway (4' 11" x 3' 6") or (1.49m x 1.06m)

Hallway with carpeted staircase to the first floor. Tiled floor and wooden v lined walls. Understair storage cupboard.

Sun Room (12' 4" x 13' 1") or (3.77m x 4.00m)

Bright sun room with multiple windows and sliding glass patio doors leading to the front garden. Door with glass panels leads to Lounge. Wooden flooring with painted walls.

Lounge (11' 8" x 12' 1") or (3.55m x 3.68m)

Front facing windows, Varnished wood v lined walls and wooden flooring. Open fire cast iron surround with feature tiles, tiled hearth and wooden mantle. Door to wc.

W.C (5' 10" x 3' 11") or (1.78m x 1.20m)

Quarry tiles on floor, varnished wood v lined walls, spotlights, rear facing window. Toilet and mini sink also plumbing for a washing machine.

Sitting room (8' 11" x 9' 8") or (2.71m x 2.95m)

Front facing window, wooden flooring, painted wood v lined walls. Open fire with tiled fire place and hearth and wooden mantle.

Dining Room (8' 9" x 9' 9") or (2.66m x 2.98m)

Front facing window, varnished wood v lined walls and wooden flooring. Leads to kitchen.

Kitchen (5' 1" x 9' 9") or (1.55m x 2.98m)

Wall and base units, space for white goods, electric cooker with grill, oven and 4 ring hob and extractor fan, composite sink. Rear facing window. Wood v lined walls and tiles behind sink. Wooden flooring. Loft hatch to additional loft space.

Landing (9' 2" x 5' 1") or (2.79m x 1.56m)

Carpeted landing with velux window and loft access.

Bathroom (6' 1" x 6' 0") or (1.86m x 1.82m)

Painted wood v lined walls, carpeted floor. Bath with electric shower, pedestal sink and wc. Rear facing window.

Bedroom 1 (12' 7" x 10' 4") or (3.84m x 3.14m)

Bedroom with front facing window, carpeted floor and painted wood v lined walls and ensuite shower.

En-suite shower room (6' 2" x 2' 7") or (1.87m x 0.80m)

Cubicle with electric shower and glass door. Tiled walls, sealed cork flooring and wall mounted sink.

Bedroom 2 (12' 6" x 8' 3") or (3.82m x 2.52m)

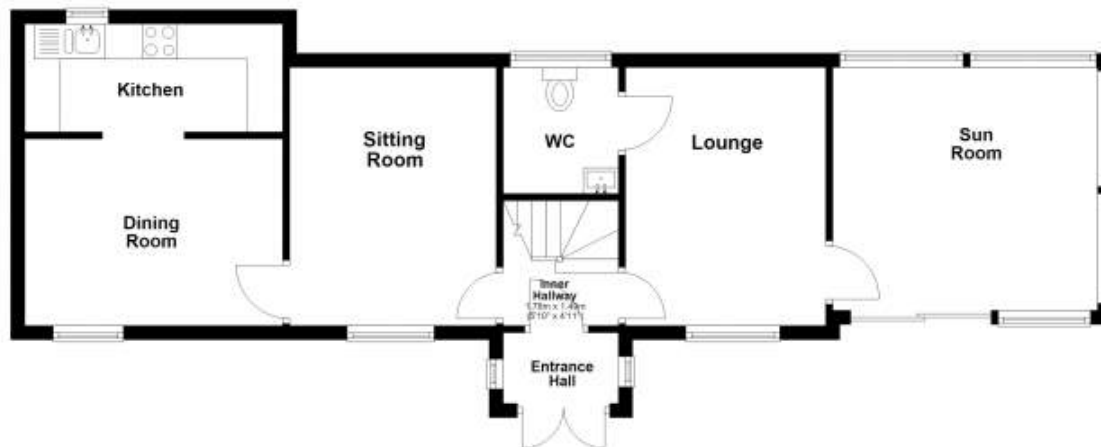
Bedroom with front facing window, carpeted floor and painted wood v lined walls

Garden

The garden is sloped at the front and terraced at the back with mature shrubs, trees and bushes including a Monkey Puzzle Tree. To the rear there is a small corrugated shed at the lower terrace and a byre with dry storage accessed from the top terrace. There is a further 2 acres of garden ground to the rear.



Ground Floor



First 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		83
(69-80) C		76	(69-80) C		
(55-68) D			(55-68) D	65	
(39-54) E			(39-54) E		
(21-38) F	32		(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.