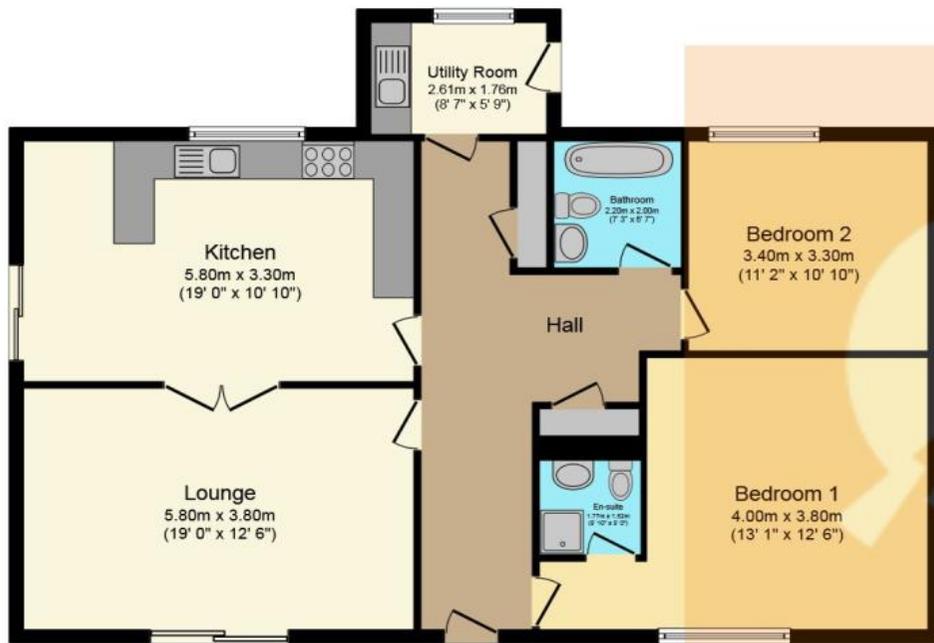




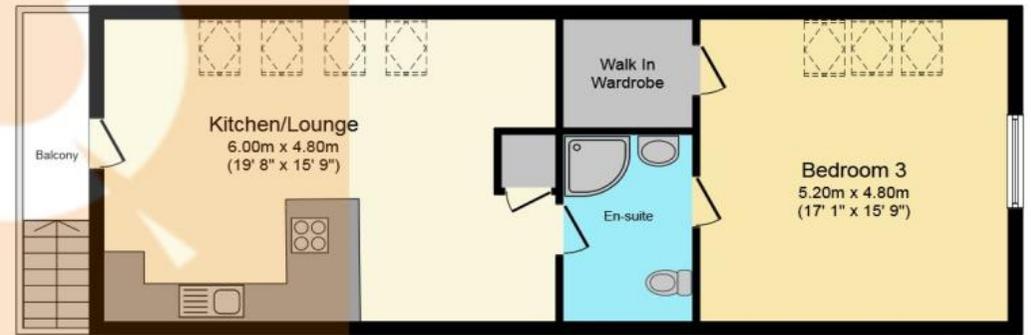
Aite Sithiel, Kingsburgh, Isle of Skye

Offers Over £259,000





Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

THE PROPERTY

**** SUPERB DETACHED VILLA WITH SELF-CONTAINED APARTMENT ON UPPER-LEVEL **** This property is the perfect family home or can easily be a profitable business for an astute buyer. Please call your personal estate agents, The Property Boom for more details.

Welcome to Aite Sithiel. This is a fantastic family home or equally, a property that will generate income from a B&B business with self-contained accommodation.

Aite Sithiel is a delightful detached property located in the historical crofting township of Kingsburgh. A gated entrance offers access to a gravel courtyard which affords parking for several vehicles. Manicured lawns, mature shrubs and decorative planting compliment the property beautifully.

The lounge is a fine sized room with patio doors allowing you to fully appreciate the views of Loch Snizort Beag. This exceptionally bright and airy room offers access to a superb dining kitchen via glass panel doors which also allows natural light to engulf the lounge.

The dining kitchen is impressively spacious with patio doors leading to the courtyard. Copious high-quality wall and floor mounted mahogany style units offer excellent storage and are complimented beautifully by the contrasting granite effect worktops. The kitchen also boasts a six-ring gas cooker with double oven and hood. Integrated appliances include fridge, freezer and dishwasher. This fabulous accommodation also benefits from a separate utility room with space for a plumbed in washing machine, work top, stainless steel sink and drainer and a double-glazed door which offers access to the rear of the property.

Two double bedrooms are located on the ground level with the master having an en-suite shower room. A family bathroom with three-piece white glazed stylish sanitary can also be found on the ground level. Storage throughout the home is excellent and the electric heating system gives the rooms a cosy feel.

Aite Sithiel has a wonderful self-contained apartment on the top floor. An exterior staircase leads you to a balcony with fabulous views of the loch and garden. The apartment is accessed from the balcony via a double-glazed door. Upon entering, you are greeted by an open-plan kitchen / lounge which is flooded by natural light from the large window formations on the roof. There is a generously proportioned bedroom with walk in wardrobes and a shower room with large walk in shower and elegant sanitary ware.

This amazing property is surrounded by historical buildings, magnificent mountains, tumbling rivers, rich sea-lochs and bountiful wildlife. Kingsburgh House, hidden by trees just beyond the bottom of Aite Sithiel's garden was the family home of Allan Macdonald, who married Flora Macdonald in 1750. It was here, in 1746, that the fugitive Bonnie Prince Charlie stayed a night before continuing to Raasay. The prince was met with a most cordial reception and he indulged himself in a cheerful glass with his worthy hosts as they banqueted into the night.

We would highly recommend an early viewing. Viewing by appointment – please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale. Thank you.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

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