



## Half of 17, Aird, Ardvasar

Offers Over £290,000





## Half of 17, Aird

Ardvasar, Isle Of Skye

Charming renovated two-bedroom cottage with conservatory, perfectly blending comfort with traditional charm, stunning views, byre, and in tranquil Aird, Sleat Peninsula. Short walk to shoreline.

- Council Tax band: TBD
- EPC Energy Efficiency Rating: E
- EPC Environmental Impact Rating: E

### KEY FEATURES:

- Set in an elevated position, delightful stone-built, two-bedroom cottage
- Unique property, blending comfort with traditional charm
- Thoughtfully renovated with a conservatory, making the most of the exceptional outlook
- Includes a renovated byre, featuring boarded walls and wall insulation
- Armadale to Mallaig Ferry approx. 4 miles, Broadford approx. 18 miles east



#### **GENERAL DESCRIPTION:**

Half of 17 Aird is everything you could wish for in a home. Set in an elevated position, the property enjoys stunning views across the surrounding landscape towards the Sound of Sleat. Blending comfort with traditional charm, this delightful stone-built, two-bedroom cottage has been thoughtfully renovated, with a conservatory added to make the most of the exceptional outlook. Situated in the tranquil and sought-after crofting township of Aird, at the southernmost tip of the Sleat Peninsula, the property lies approximately 18 miles south of Broadford, Skye's second largest town. Peacefully rural, yet within easy reach of local amenities, the cottage is just a short walk from the shoreline. Set in an idyllic location, this charming home must be viewed to be fully appreciated.

Call or email RE/MAX Skye today to arrange your viewing appointment.

#### **PROPERTY COMPRISES:**

Ground Floor: Entrance Porch, Hallway, Kitchen, Lounge, Conservatory, Cloakroom.

Upper Floor: Landing, Two Bedrooms, Bathroom.

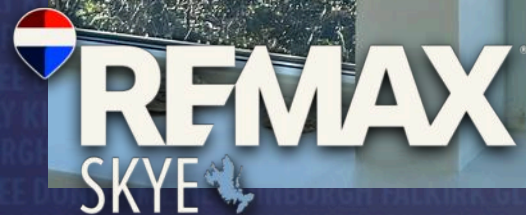
#### **EXTERNAL:**

Byre  
Garden

#### **DETAILS:**

HOME REPORT: Available from RE/MAX Skye

SERVICES: Mains electricity, mains water, drainage to septic tank (located at the front).



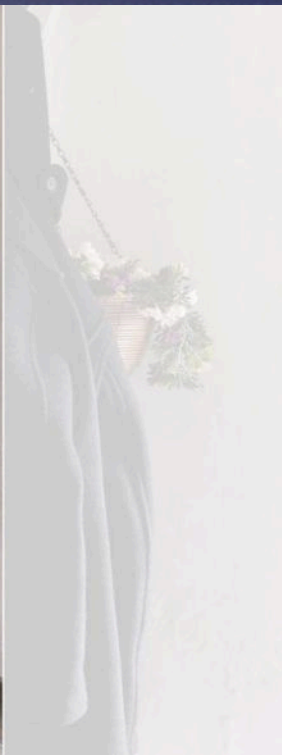
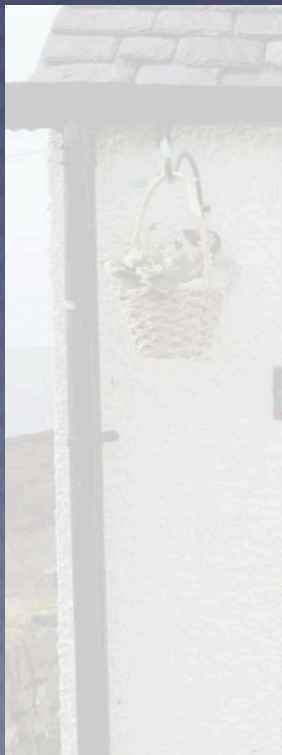


#### **LOCATION:**

The Sleat peninsula is known as The Garden of Skye, and it is easy to see why! The indigenous woodland and abundant wildflowers combined with the magnificent sea and mountain views make it a place difficult to be rivalled. It is an ideal location for wildlife enthusiasts with many woodland walks and the opportunity to glimpse the golden eagle, deer, sea eagle, whales, dolphins, porpoises amongst the abundant wildlife that make this part of the country their home. The traditional crofting community of Aird is situated at the South end of the Sleat Peninsula with beautiful scenery, sandy beaches, great walks and spectacular views across the Sound of Sleat to Morar, Eigg and the Ardnamurchan Peninsula.

#### **ACCOMMODATION:**

Half of 17 Aird is a two-storey detached house dating from circa 1900, with a conservatory added in 2023. The property extends to approximately 81 sqm and benefits from a mix of timber and uPVC double-glazed windows and doors. Heating is provided by oil-fired central heating installed in 2021, supplemented by an electric panel heater in the sunroom and multi-fuel stoves in the kitchen and lounge. The kitchen has been replaced in recent years, and the cottage floor has been damp proofed. Safety and compliance features include an interlinked smoke alarm system, PAT testing, and a chimney sweeping certificate. Building warrants and planning consent are in place for the conservatory. The property also includes a renovated byre, featuring boarded walls and wall insulation.





## GROUND FLOOR:

### ENTRANCE PORCH:

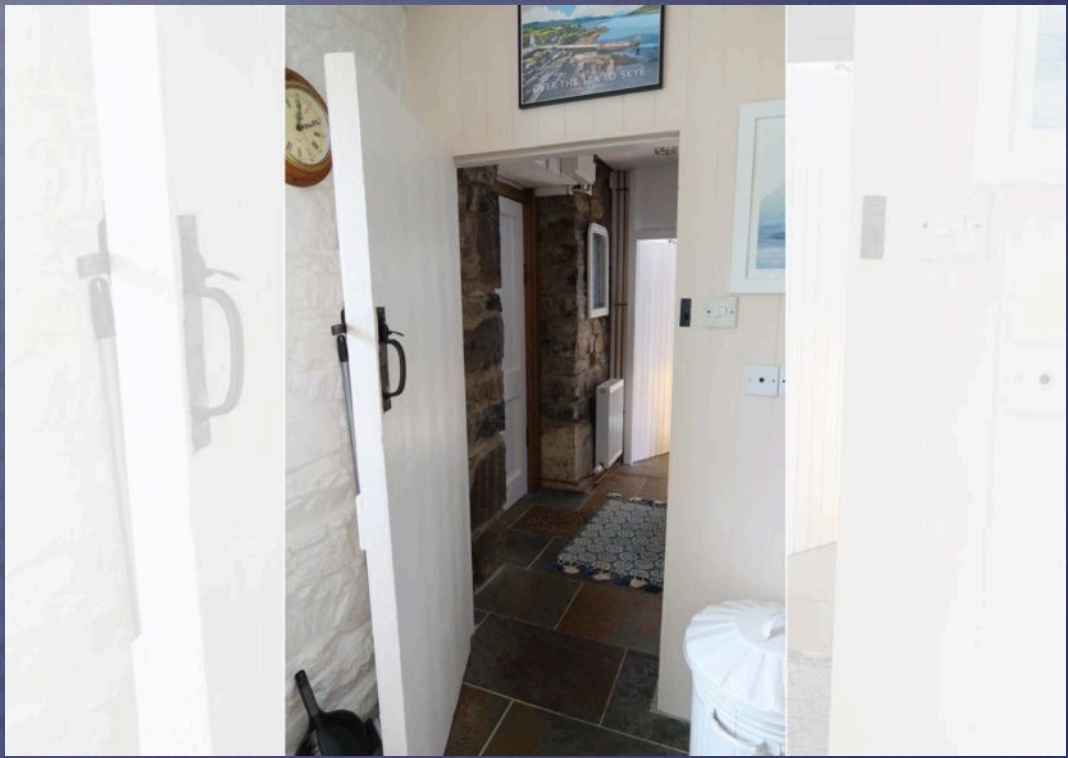
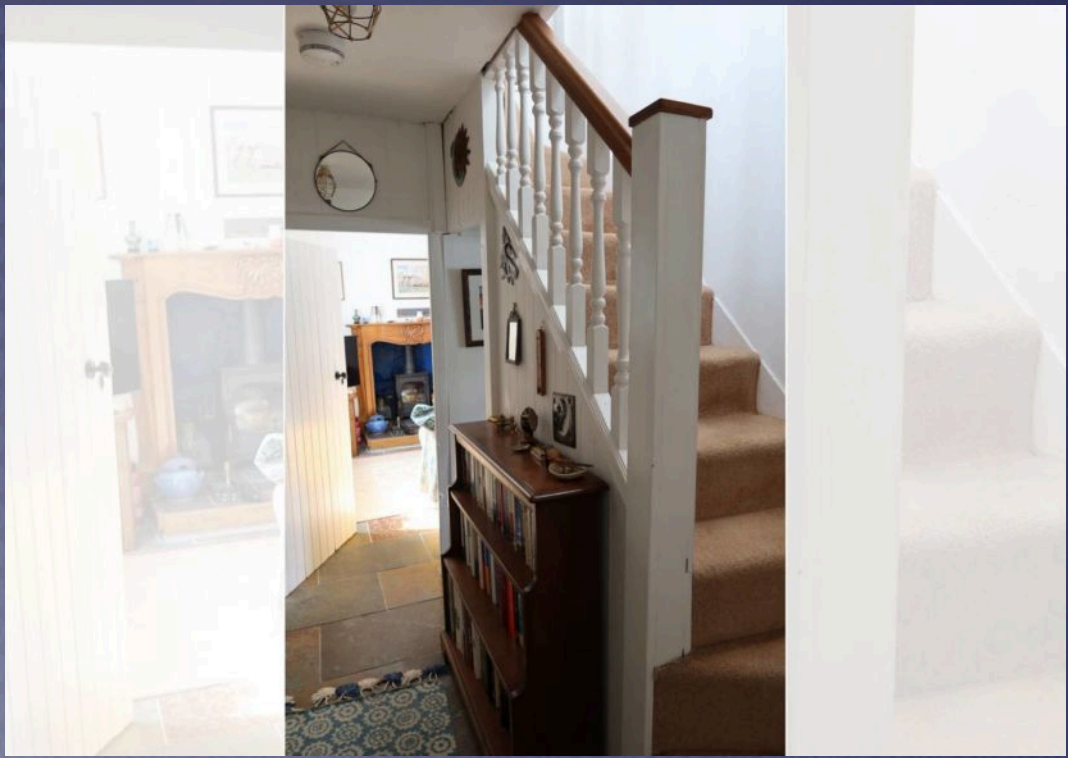
7' 3" x 6' 2" (2.20m x 1.88m)

French timber doors to side elevation with letter box, window to front elevation with water and mountain views, ceiling hanging light, original stone internals walls, built-in storage cabinet, radiator, Noce slate tile flooring, access to hallway.

### HALLWAY:

7' 0" x 8' 0" (2.13m x 2.44m)

(Dimensions at widest points) Timber door, flush mount ceiling light, original stone feature wall, partial v-lining on walls, radiator, Noce slate tile flooring, access to kitchen, living room, cloakroom, stairs to upper floor.





## GROUND FLOOR (CONTINUING):

### KITCHEN/BREAKFAST:

12' 7" x 11' 0" (3.83m x 3.35m)

Timber door, window to front elevation with water and mountain views, ceiling hanging lights, range of base and wall units with oak worktop over, ceramic butler sink, Zanussi induction hob with integrated extractor hood over, integrated oven, integrated washing machine, space for tall fridge freezer, space for dining table and chairs, freestanding multi-fuel stove with built-in log store, v-lining on ceiling and walls and original stone walls, radiator, Noce slate tile flooring.

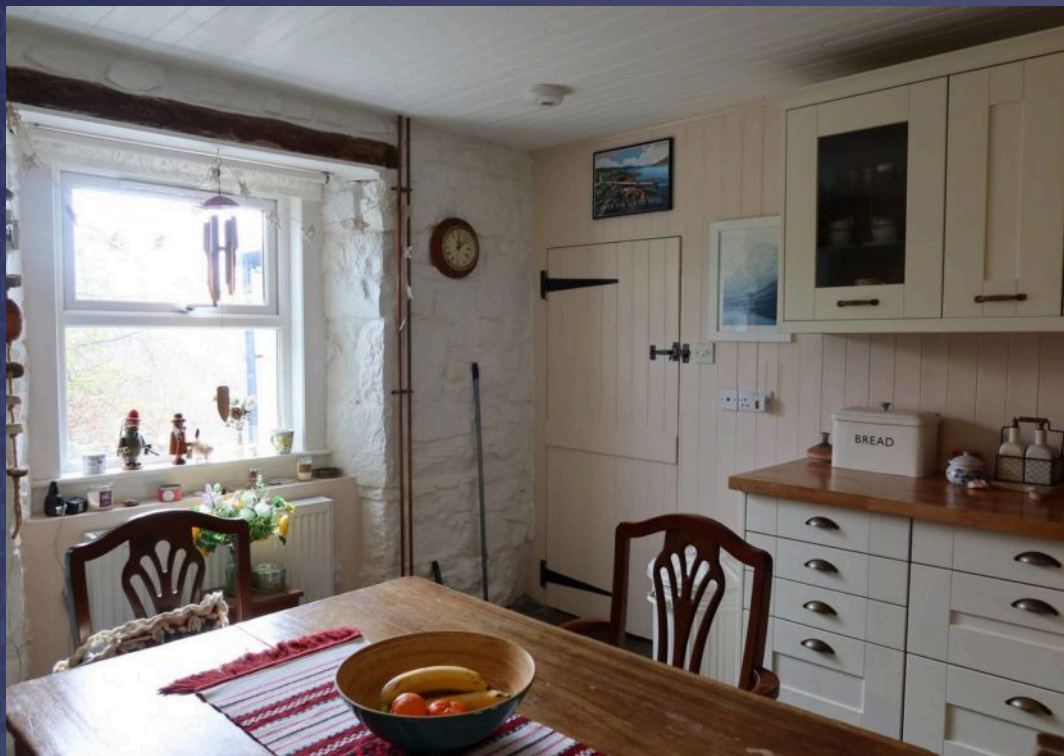
### CLOAKROOM:

6' 6" x 7' 7" (1.97m x 2.32m)

Timber door, window to rear elevation with mountain views, flush mounted ceiling light, WC, pedestal wash hand basin with tiled splash back, high shelves, ladder radiator, radiator, tiled flooring.



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## GROUND FLOOR (CONTINUED):

### LOUNGE:

13' 8" x 10' 5" (4.17m x 3.17m)

Timber door, window to front elevation with water and mountain views, wall lights, multi-fuel stove on tiled hearth with wooden mantle over, radiator, Noce slate tile flooring, access to conservatory.

### CONSERVATORY:

11' 8" x 7' 10" (3.56m x 2.39m)

Timber door, triple-aspect room with windows to front, side and rear elevation with water and mountain views with low windowsill, and glazed exterior door to front elevation, downlights, Dimplex panel heater, Noce slate tile flooring, access to garden.





## UPPER FLOOR:

### STAIRS AND LANDING:

5' 8" x 10' 6" (1.73m x 3.19m)

(Dimensions at widest points and under coombs)

Carpeted stairs rise to upper floor landing with timber balustrade, Velux window to front elevation, ceiling hanging light, built-in storage cabinets, fitted carpet, access to two bedrooms, bathroom.

### BEDROOM 1:

12' 4" x 9' 3" (3.76m x 2.83m)

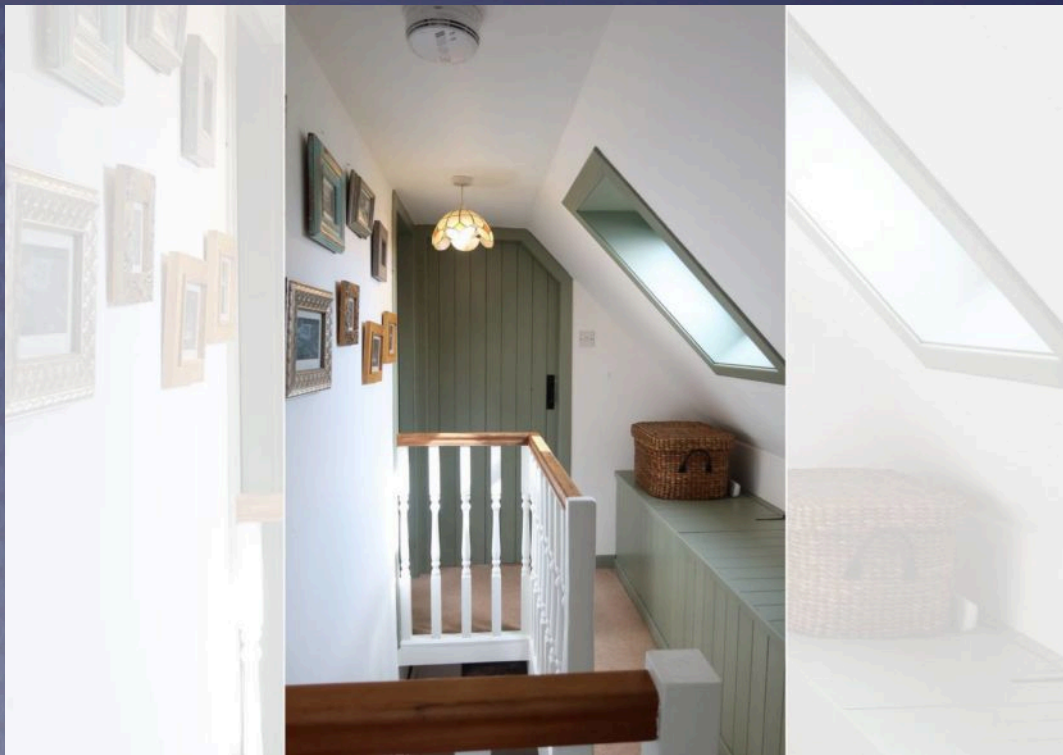
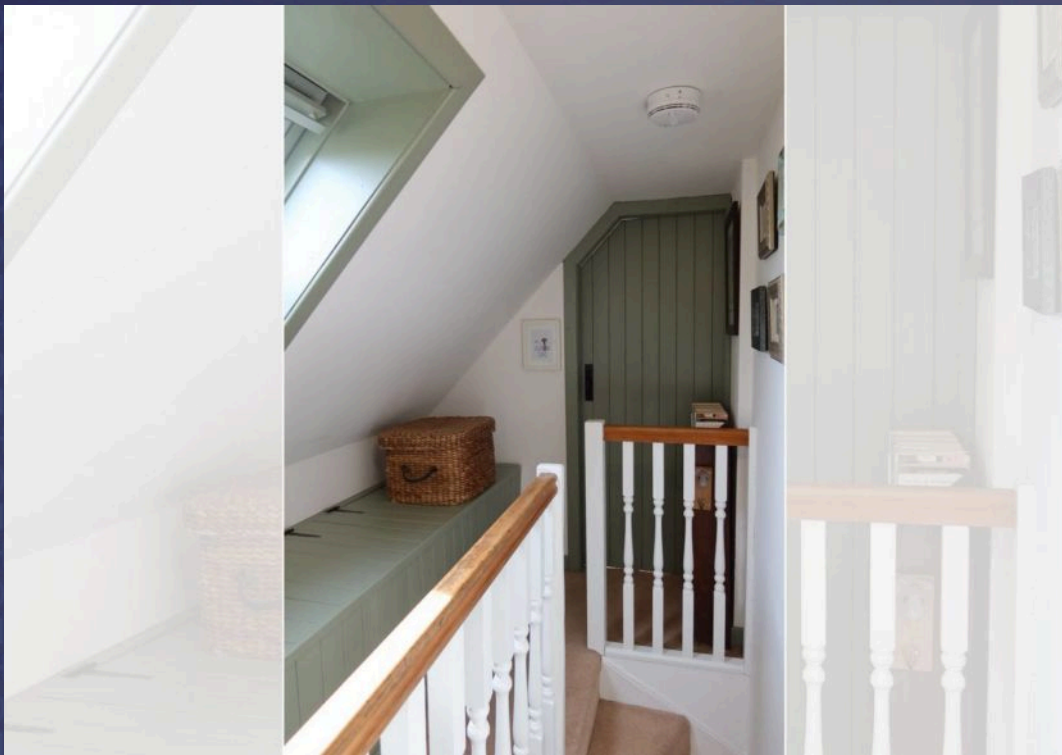
(Dimensions at widest point and under

coombs) Timber door, Velux window to front elevation with water and mountain views, ceiling hanging light, radiator, fitted carpet.



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## UPPER FLOOR (CONTINUING):

### BATHROOM:

6' 3" x 8' 9" (1.90m x 2.66m)

(Dimensions under coombs) Timber door, Velux window to rear elevation with mountain views, ceiling downlights, built-in bath with shower and glazed shower screen over bath, WC, pedestal wash hand basin, tiled walls behind bath and basin, ladder radiator, vinyl flooring.

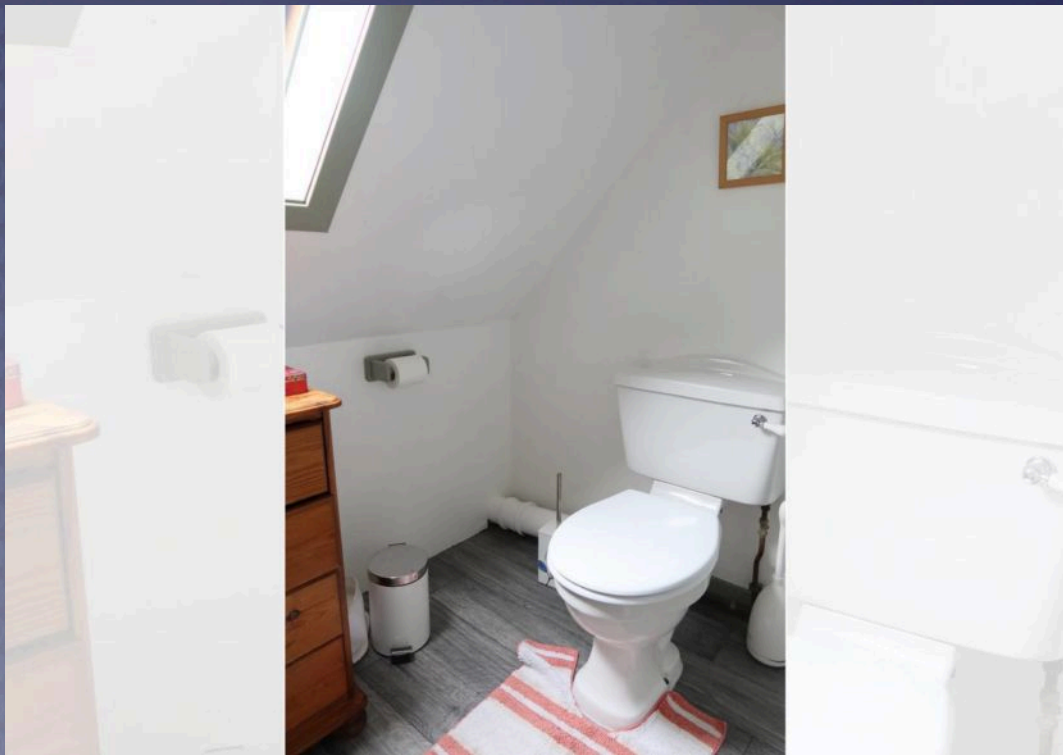
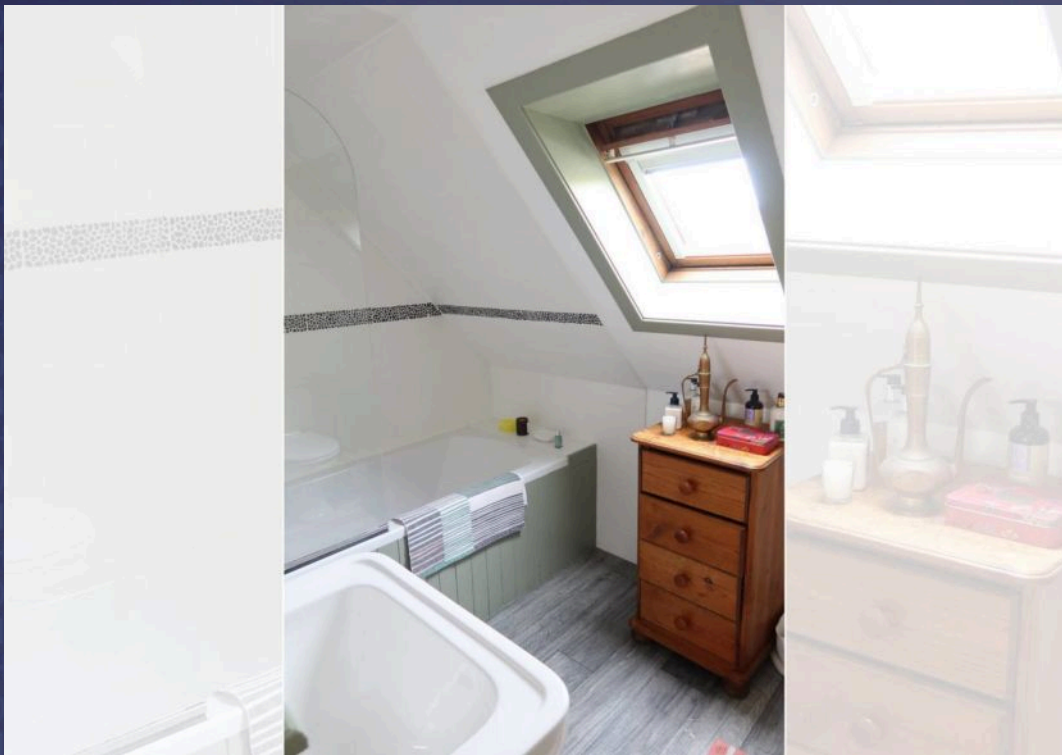
### BEDROOM 2:

12' 4" x 8' 2" (3.77m x 2.49m)

(Dimensions under coombs) Timber door, Velux window to front elevation with water and mountain views, ceiling hanging light, two built-in wardrobes, loft hatch, radiator, fitted carpet.



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## EXTERNAL:

### TIMBER WOOD STORE

#### BYRE:

9' 0" x 18' 10" (2.74m x 5.73m)

(Internal dimensions) Fully refurbished, half glazed low door, new roof, concrete floor, fully insulated.

#### GARDEN:

Half of 17 Aird enjoys an elevated position within a sloping garden, predominantly laid to grass and complemented by mature trees. A shared gravel driveway passes in front of the property, while a gravel parking area is situated to the rear. A gravel path curves around the house, and a traditional dry-stone wall enhances the front elevation. To the front, a seating area provides an ideal spot to take in the surroundings, with direct access to the conservatory. The setting is tranquil, with the gentle sounds of nearby streams and birdlife contributing to its charm. To the rear, stone steps lead down to the byre, where an elevated seating area and garden beds have been created. A scenic walk of approximately ten minutes down the hill leads to the beach.



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## **GENERAL:**

### **EXTRAS:**

Included in the sale are all fitted floor coverings and integrated appliances

### **WHAT3WORDS:**

[///gifts.fortnight.appealed](https://www.threewords.com/gifts.fortnight.appealed)

### **VIEWING:**

Viewing this property is essential. Viewing can be arranged by calling RE/MAX Skye on 01471 822900 or by e-mailing [skye@remax-scotland.homes](mailto:skye@remax-scotland.homes)

### **INTEREST:**

It is important that your solicitor notifies this office of interest, otherwise the property may be sold without your knowledge.

### **OFFERS:**

Should be submitted in proper legal Scottish form to RE/MAX Skye Estate Agents, A87, Kyleakin, Isle of Skye, IV41 8PQ.

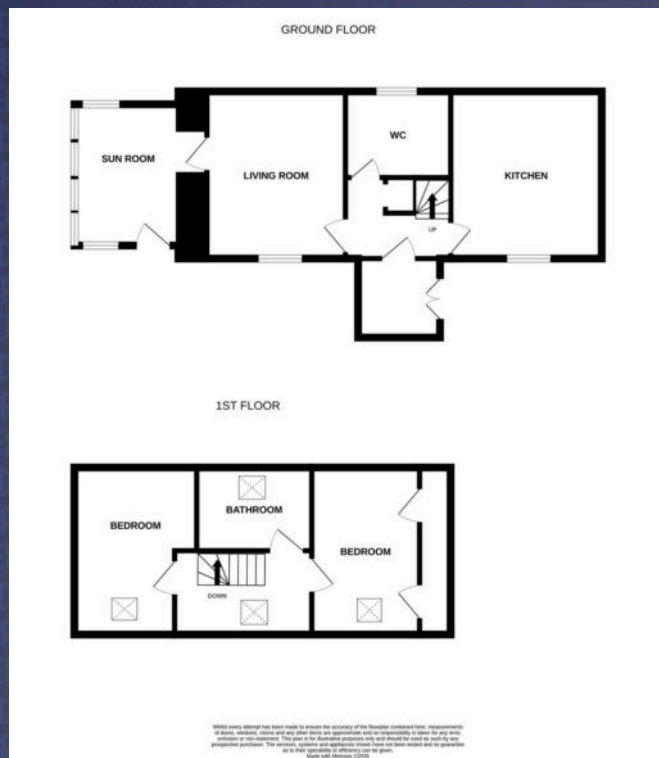
### **ENTRY:**

At a date to be mutually agreed.

### **DISCLAIMER:**

These particulars are prepared based on information provided by our clients. We have not tested the electrical system or any electrical appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Prospective purchasers should make their own enquiries - no warranty is given or implied. This schedule is not intended to and does not form any contract.

  
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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs							
(92+)	<b>A</b>		<b>94</b>	Very environmentally friendly - lower CO <sub>2</sub> emissions			
(81-91)	<b>B</b>			(92+)	<b>A</b>		
(69-80)	<b>C</b>			(81-91)	<b>B</b>		<b>82</b>
(55-68)	<b>D</b>			(69-80)	<b>C</b>		
(39-54)	<b>E</b>	<b>44</b>		(55-68)	<b>D</b>		
(21-38)	<b>F</b>			(39-54)	<b>E</b>	<b>51</b>	
(1-20)	<b>G</b>			(21-38)	<b>F</b>		
Not energy efficient - higher running costs							
Not environmentally friendly - higher CO <sub>2</sub> emissions							
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC	<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC





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