



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

01463 211 116

**Chomlech , 24a Bornesketaig**

BY PORTREE, ISLE OF SKYE, IV51 9YS

# CHOMLECH , 24A BORNESKETAIG

BY PORTREE

ISLE OF SKYE

IV51 9YS



Chomlech is located in a popular area, the property forms part of the semi-rural community of Bornisketaig in the Kilmuir area on the Isle of Skye. The property benefits from beautiful views towards the Western Isles. Approximately 7 miles from Uig, an ideal country location to enjoy the peace and quiet of the countryside but still being within easy reach of various facilities, including the local primary school which is 1 mile. Other nearby locations of interest include an Iron Age Suterain, and Dinosaur footprints recently discovered at Duntullam. The location is well known for frequent displays of The Aurora and it is not unusual to spot Golden & White Tailed Sea Eagles that nest at the Black Loch and can often be seen soaring above the house. Portree the capital of Skye is approximately 15 miles east and offers a full range of facilities from shops, restaurants and bars to sporting facilities as well as primary and secondary schools, a community swimming pool and a public library. The Isle of Skye is world famous and well known for its welcoming and friendly communities. The location of Chomlech offers a great base for exploring the outstanding beauty of the Island, including attractions like, the Old Man of Storr, Kilt Rock and the Quiraing to the north and, to the south, the imposing Cuillin Mountains which offer both gentle and challenging climbing and walking for the world's outdoor enthusiasts. Perfect also for those who appreciate the beautiful scenery and a more relaxed way of life, there is a wide range of local activities and pastimes, from water sports and hiking to photography and painting all of which are accessible close by. This part of the Highlands is also easily accessible to travellers from further afield via Inverness airport. There are also flights available from the central belt of Scotland to the Island airport which is located east of Broadford.



# THE INTERIOR

Constructed by a well known local builder and finished to a very high standard, Chomlech offers flexible accommodation, ideal for a large family or large holiday home. Currently used by the owners as a base for visiting the island and for occasional holiday lets, the property has many pleasing features and with the relevant planning has the potential to create a separate annexe on the first floor.

Set over two stories, the property sits within generous garden grounds and benefits from oil fired central heating, full double glazing and a newly installed multi fuel burning stove with feature stone surround. The layout offers flexible living space to suit various family needs and at present provides a superior level of accommodation for the owner's and for the holiday let market.

Briefly, the accommodation consists of:  
GROUND FLOOR: Entrance Vestibule, hall, large lounge with sunroom, master bedroom with en-suite shower room, three further Bedrooms, a fully tiled family bathroom, modern kitchen and separate utility room.

FIRST FLOOR: Spacious landing, master bedroom with en-suite shower room, one

further large double bedroom with space for seating and occasional dining.

- Stunning outlook to the countryside and western isles.
- Individually designed kitchen with quality utilities.
- Feature multi fuel stove with stone surround.
- Large lounge with open plan sunroom.
- Luxury family bathroom with shower over the bath.
- Six bedrooms, two of which are en-suite.
- Ample parking for numerous vehicles.
- Secure garage.
- Low maintenance garden.

The garden grounds are accessed from a chipped driveway which leads to the garage and provides parking for several vehicles. The garden is mainly laid to grass and offers unrestricted views to the surrounding countryside and beyond to the western isles.

A quality home in a popular area of Skye which is well known for its welcoming communities. Early viewings are a must to appreciated the stunning location and features that this fine property offers.

Viewings are by appointment only.



LOUNGE

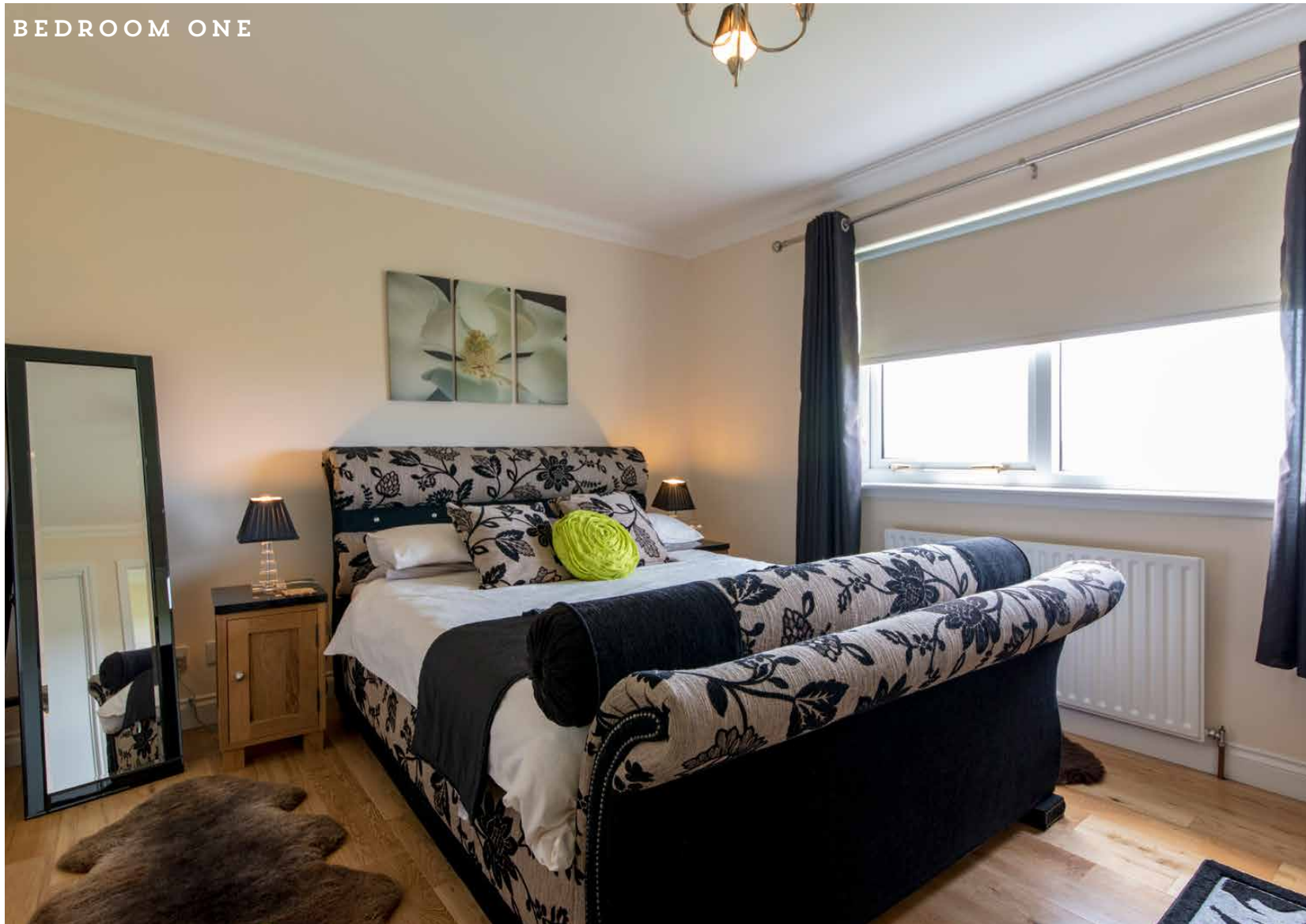


DINING AREA

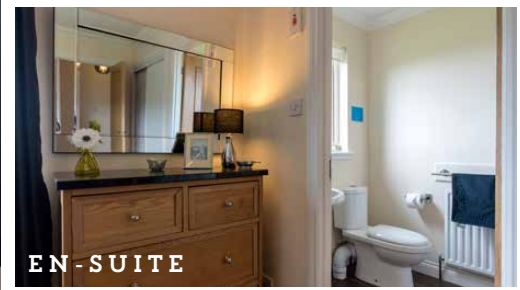


UTILITY

BEDROOM ONE



BEDROOM TWO



EN-SUITE



“A LARGE  
DETACHED  
VILLA SET IN  
A POPULAR  
AREA OF  
SKYE.”





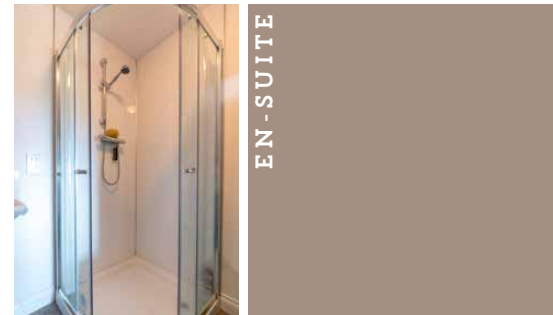
BEDROOM THREE



BEDROOM FOUR



BEDROOM FIVE



EN-SUITE



BEDROOM SIX



BATHROOM

UPPER HALL

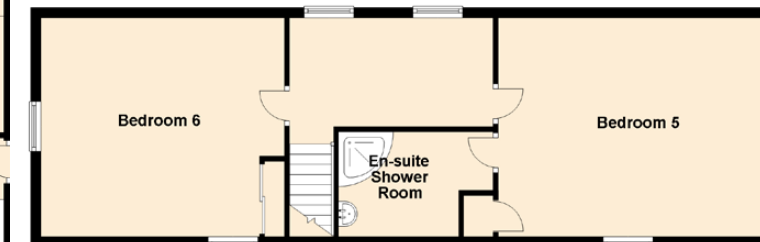
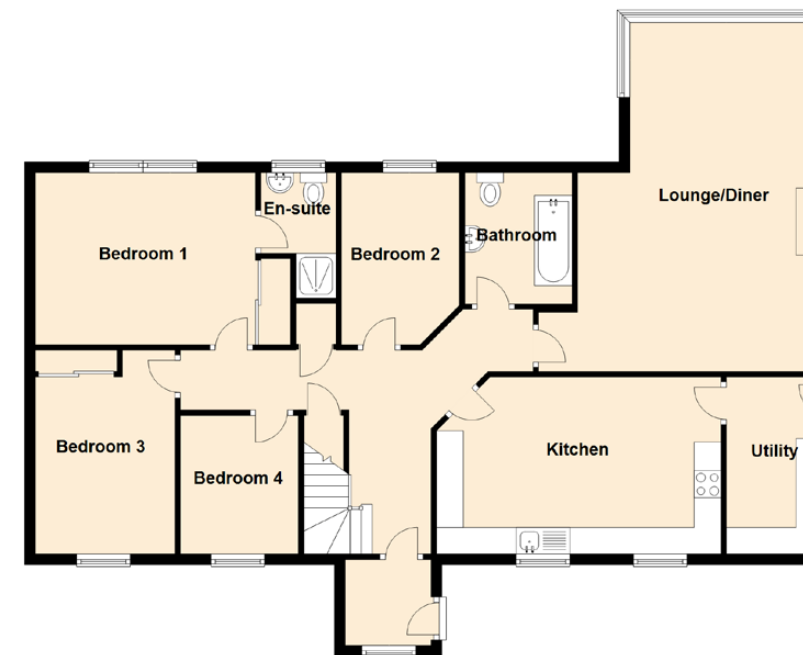


LOWER HALL



# SPECIFICATIONS

Floor Plan, Dimensions and Location

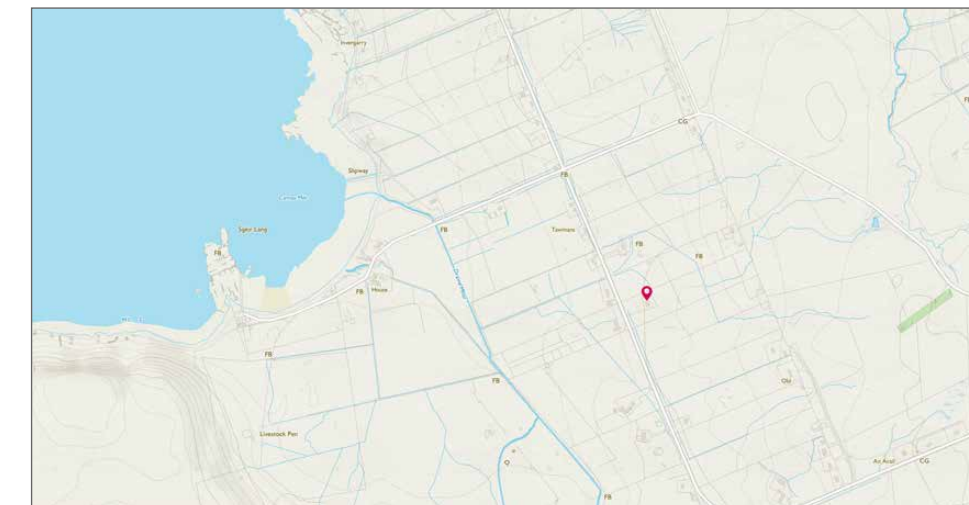


Approximate Dimensions (Taken from the widest point)

Lounge/Diner	6.50m (21'4") x 5.30m (17'5")
Kitchen	5.30m (17'5") x 3.00m (9'10")
Utility	3.00m (9'10") x 1.80m (5'11")
Bedroom 1	4.10m (13'5") x 3.20m (10'6")
Bedroom 2	2.50m (8'3") x 2.00m (6'7")
Bedroom 3	3.80m (12'6") x 2.60m (8'6")
Bedroom 4	2.80m (9'2") x 2.20m (7'3")
Bedroom 5	5.60m (18'4") x 4.40m (14'5")
Bedroom 6	4.90m (16'1") x 4.40m (14'5")
En-suite	1.50m (4'11") x 1.40m (4'7")
En-suite Shower Room	2.90m (9'6") x 2.30m (7'7")
Bathroom	2.50m (8'2") x 2.00m (6'7")

Gross internal floor area (m<sup>2</sup>) - 186m<sup>2</sup> EPC Rating - D

Extras (Included in the sale): All fixed floor coverings and blinds are included in the sale.





# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01463 211 116  
www.mcewanfraserlegal.co.uk  
info@mcewanfraserlegal.co.uk

Part  
Exchange  
Available

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description  
**ANDREW REID**  
Surveyor



Professional photography  
**SCOTT MARSHALL**  
Photographer



Layout graphics and design  
**ABBEY TURPIE**  
Designer