



**Isle of Skye's only independent Estate Agent
Covering Skye, Lochalsh & Wester Ross**

EXTERNAL:

ATTACHED UTILITY AREA/BOILER ROOM: Approx. 2.23m x 1.50m
Range of wall cupboards, worktop, Bosch washing machine, Grant oil fired central heating boiler.

FORMER SALMON STATION: Approx. 12m x 6m
Three windows to front elevation, box profile roof, power and light, concrete floor. This spacious area lends itself to a variety of uses, studio, games room etc. or further development, subject to planning permissions.

SMOKE HOUSE: Approx. 2.00m x 2.00m

BOX PROFILE GARDEN SHED

GARDEN:

The garden grounds extend to some half acre (to be confirmed by Title Plan), the elongated plot extends along the shoreline and is enclosed by fencing, mature trees and shrubs. Accessed via a footpath from the township road with vehicular access across a reinforced path on the shore to ample chipped parking for several cars, both are only a short distance. The well-maintained garden grounds extend to the front, sides and rear of the property and are a mixture of grass and gravel, an attractive chipped courtyard area to the front of the property offers a sheltered area from which to enjoy the stunning unrestricted views to Tianavaig Bay. The former Salmon Station is located away from the main house and if converted and utilised as a holiday let (subject to planning) would have minimum impact on The Bothy.

Extras: Included in the sale are all fitted floor coverings lounge/dining room curtains and white goods. A fully road compliant 'Fuelproof' brand fuel bowser is also included in the sale.

SERVICES: Mains electricity, mains water, drainage to septic tank.

HOME REPORT: Contact the RE/MAX Skye office.

COUNCIL TAX BAND: E

EPC RATING: D (57)

LOCATION:

Take the A87 towards Portree, just before entering Portree take the B883 on the right, signposted Braes, follow this road until you see a sign on your left to Camustianavaig (opposite the bus stop), this is a loop road, follow the road until you get to the parking area in the bay, The Bothy and Old Salmon Station can be accessed by foot from here or the owners will direct you to the beach roadway for access by car.

ENTRY: At a date to be mutually agreed.

VIEWING: Viewing this property is essential to be fully appreciated. Viewing can be arranged by calling RE/MAX Skye on 01471 822900 or by e-mailing info@remax-skye.net

OFFERS

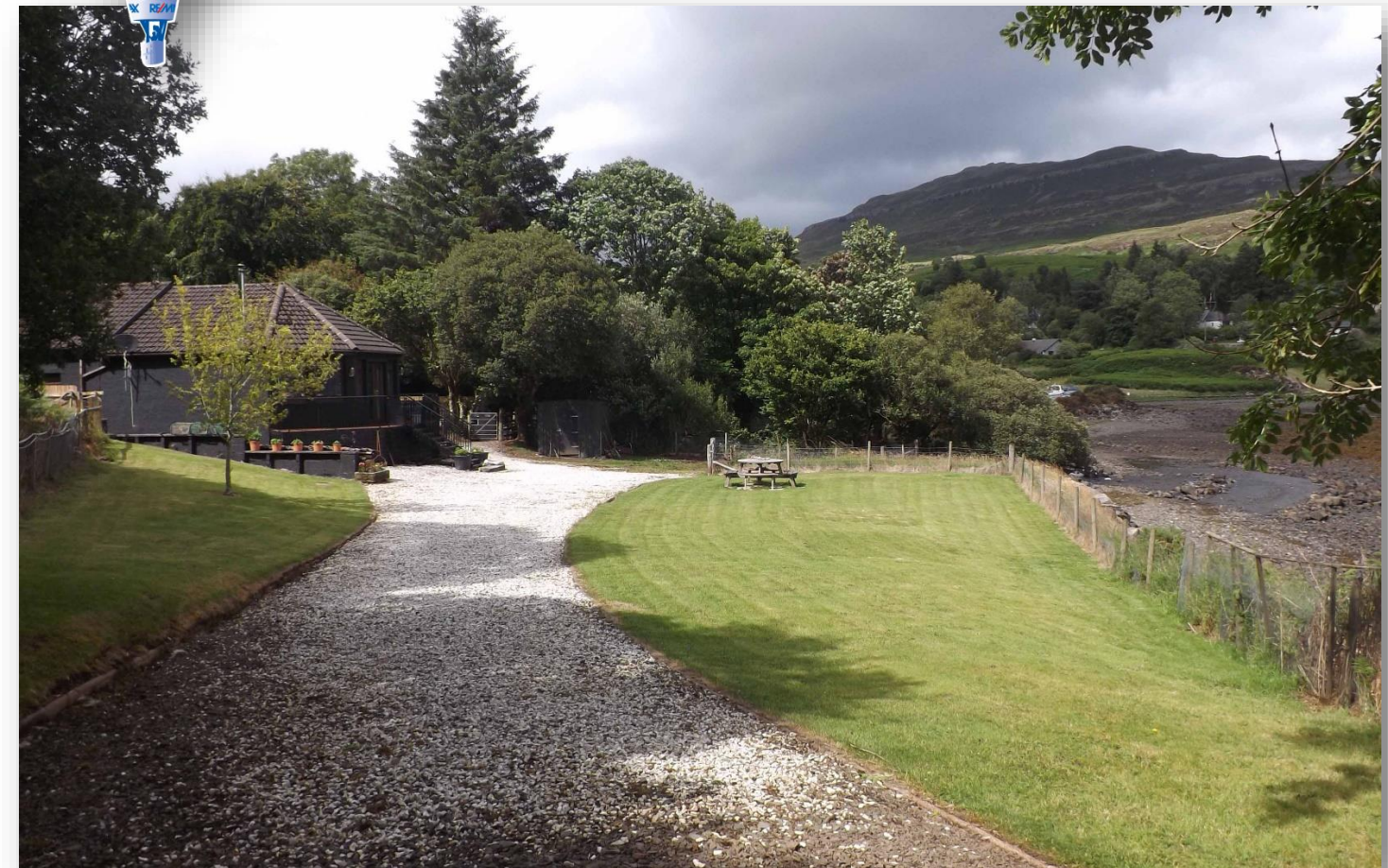
Should be submitted in proper legal Scottish form to RE/MAX Skye Estate Agents, Main Street, Broadford, Isle of Skye, IV49 9AB. Fax no. 01471 822950.

INTEREST

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



FOR SALE



The Bothy and The Old Salmon Station

Camustianavaig, Portree, Isle of Skye IV51 9LQ

Stunning shoreside location on the shores of Tianavaig Bay

Stylish 4 bedroom (1 en-suite) single storey property

Generous maintained grounds of approximately 0.5 acre with shore frontage

Excellent order throughout

Conveniently located for access to Portree

EPC Rating: D (57)

Offers Over £430,000



Main Street, Broadford, Isle of Skye, Scotland IV49 9AE

Tel: 01471 822900
www.remax-skye.net
Email: info@remax-skye.net

Opening Times:
Monday – Friday 9.00am - 5.00pm
Saturday – By Appointment

IMPORTANT INFORMATION: These particulars are prepared on the basis of 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.

All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

Stunningly situated on the shores of Tianavaig Bay and located within the popular crofting township of Camustianavaig on the east coast of Skye, The Bothy and The Old Salmon Station offers the rarely available opportunity to purchase a property in a highly desirable shoreside location. This deceptively spacious, 4 bedroom (1 en-suite) detached bungalow has been tastefully and significantly upgraded by the current owners to create a stylish home hidden from the main township in a unique and tranquil setting. Set within generous well-maintained garden grounds with shore frontage, The Bothy is accessed via a footpath or reinforced vehicular track over the foreshore. Included in this package is the former Salmon Station and Smoke House, a substantial outbuilding with development potential (subject to planning permissions). Conveniently located just a short drive from all amenities in the island's capital Portree this property must be viewed to fully appreciate the spectacular location.

Call RE/MAX Skye today on 01471 822900 to arrange your viewing appointment.

PROPERTY COMPRISES: Hallway, Open Plan Kitchen/Breakfast Area, Sitting Room, Lounge/Dining Room, Bathroom, Inner Hallway, Four Bedrooms (1 En-Suite)

EXTERNAL: Generous private Garden Grounds, Former Salmon Station, Box Profile Shed

LOCATION: The crofting community of Camustianavaig is located approximately 5 miles from Portree where an excellent range of amenities can be found. These include schools, supermarkets, banks, hairdressers, cafes, hotels, shops, leisure facilities and transport links, etc. Camustianavaig is a popular and sought-after location situated around a curved bay at the foot of Ben Tianavaig offering stunning views across Tianavaig Bay and the Sound of Raasay, a very desirable, quiet place to come home to!

ACCOMMODATION: The Bothy is a spacious detached bungalow extending to some 155m², built originally in the 1960's, converted and extended in the 1980s' with the lounge extension and master bedroom being added in 2002. The property benefits from uPVC double glazing, oil fired central heating to thermostatically controlled radiators and wood burning stoves in the lounge/dining room and sitting room. The addition of six Velux light tunnels in the open plan living area creating a light filled family space. The old salmon station is accessed through the garden, it can be used as a garage or is large enough to store a boat, kayaks and a campervan. An oil bowser is included in the sale for keeping the oil tank topped up, this is collected and refilled by a local company in Portree.

The Bothy is a wildlife watcher's paradise with sight of dolphins, otters, seals and sea eagles from the windows of the cottage. Eagles, herons, green and redshanks, oyster catchers, mergansers and curlews are currently common visitors to the water just outside the sitting room window. One can walk up Ben Tianavaig and through local woodland from the house, as well as sea-swim from the shore at the foot of the garden. It is possible to sail a boat straight from the garden, mooring is available in the bay and the boat can be over-wintered in the garden or salmon station.

OPEN HALLWAY: Approx. 4.71m x 1.63m One step rises to wooden exterior door with porthole window, downlights, limed tongue



KITCHEN/BREAKFAST ROOM: Approx. 7.02m x 3.31m

Kitchen Area: Two windows to front elevation, comprehensive range of recently installed range of Ashley Ann contemporary base units with quartz effect worktop over, white composite 1.5 bowl sink, freestanding electric cooker, American style fridge/freezer, Beko dishwasher, peninsula unit with cupboards, drawers, and shelves under, two light tunnels, vinyl flooring:

Breakfast Area: Open access from kitchen, window to rear elevation, wall of coordinating floor to ceiling Ashley Ann cupboards, painted 'V' lining to dado height, light tunnel, ample space for table and chairs, access to inner hallway:

SITTING ROOM: Approx. 4.38 x 3.50m Semi-divided from the open hallway by a blue glass half wall, downlights, recently installed freestanding wood burning stove set on a slate hearth, two wall lights, three light tunnels, radiator, engineered limed oak floor, access to lounge/dining room:

LOUNGE/DINING ROOM: Approx. 7.08m x 7.08m Double opening multi-pane glazed doors enter this spacious room with a stunning octagonal end which benefits from windows to both front and side elevations offering unrestricted views to Tianavaig Bay and the Isle of Raasay. Double opening doors to the front elevation open to a metal balcony area and steps leading down into the garden grounds and beach, recently installed freestanding wood burning stove set on a slate hearth, downlights, two radiators, limed oak flooring. There is external access to storage under this area suitable for storing canoes etc.

BEDROOM 2: Approx. 3.33m x 3.12m Window to rear elevation, painted wood paneling to two walls, spotlight cluster, radiator, wood laminate flooring.

BATHROOM: Approx. 2.62m x 2.51m (at widest point) Frosted window to rear elevation, corner bath, corner shower cubicle, pedestal wash hand basin, WC, ladder heated towel rail, vinyl flooring.

INTERNAL HALLWAY: Open access, access to three bedrooms:

BEDROOM 3: Approx. 2.76m x 2.30m (Currently used as an office) Open access, window to rear elevation, painted wood paneling to two walls, radiator, wood laminate flooring.

BEDROOM 4: Approx. 3.37m x 2.40m Deep sill window to front elevation, radiator, wood laminate flooring.

MASTER BEDROOM: Approx. 5.54m x 3.43m Two windows to side elevation, painted wood paneling to two walls, tongue and groove wood lining to ceiling, downlights, radiator, wood laminate flooring, access to en-suite, loft:

EN-SUITE: Approx. 2.33m x 1.65m Corner shower cubicle with electric shower, pedestal wash hand basin, WC, downlight, fully tiled, heated towel rail, ceramic tile floor.



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T: 01471 822900 www.remax-skye.net E: info@remax-skye.net