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Covering Skye, Lochalsh & Wester Ross

EXTERNAL:

DETACHED SINGLE CAR GARAGE: 23m2.
Electric roller shutter door.

GARDEN:

The property is accessed directly from the township road, a tarmac track rising to the garage and off-road parking, the well-maintained garden grounds, which enjoy spectacular panoramic views to the Sound of Sleat are laid mainly to grass, a paved patio to the front elevation offering the perfect vantage point to enjoy the stunning views.

EXTRAS: Included in the sale are all integrated appliances and fitted floor coverings. Other items (including furniture) are also available by separate negotiation.

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

COUNCIL TAX: Band E

EPC Rating: C (69)

HOME REPORT: Contact the RE/MAX Skye office.

DIRECTIONS: Take the A851 onto the Sleat Peninsula, continue on this road until you see a sign for Camuscross on the left, turn onto this road, continue over the stone bridge, take the next turning on the right, continue along this road until reaching the road to upper Camuscross on the right, take this turning, Taigh an Tuath is the first house set up on the right-hand side.

ENTRY: At a date to be mutually agreed.

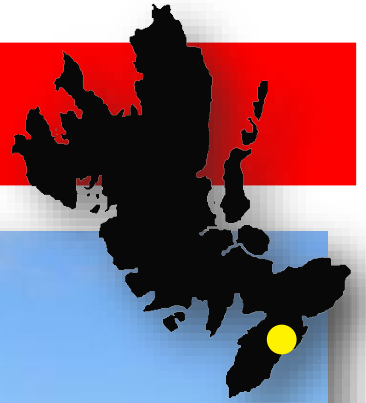
VIEWING: Viewing this property is essential to be fully appreciated. Viewing can be arranged by calling RE/MAX Skye on 01471 822900 or by e-mailing info@remax-skye.net

OFFERS: Should be submitted in proper legal Scottish form to RE/MAX Skye Estate Agents, Garbh Chriochan, Teangue, Isle of Skye, IV44 8RE

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



FOR SALE



Taigh an Tuath

Camuscross, Isle Ornsay, Sleat, IV43 8QS
Spectacular uninterrupted views to the Sound of Sleat and beyond

Private elevated location

4 bedrooms (2 en-suite)

Sought after Camuscross location

Good order throughout

Has operated as a successful holiday let

EPC: C(69)

Offers Over £455,000

RE/MAX[®] Skye

Garbh Chriochan, Teangue, Isle of Skye, IV44

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.

Offering panoramic, uninterrupted views to the Sound of Sleat and the Knoydart Peninsula beyond, Taigh an Tuath is a detached 1.5 storey, 4 bedroom (2 en-suite) property, situated in the quiet and always popular Camuscross area of the Sleat Peninsula, south Skye. Set in a private elevated position, this well-maintained property enjoys delightful loch and mountain views and is offered in good order throughout. Conveniently situated for all facilities in Broadford, Skye's second town, some 8 miles to the north, Taigh an Tuath has been operating as a successful holiday let and offers the perfect opportunity to purchase a lovely home in a highly sought-after location or investment property and must be seen to be fully appreciate the stunning location.

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

Property comprises:

Ground Floor: Entrance Porch, Hallway, Lounge, Sunroom, Dining Room, Kitchen, Utility Room, Jack & Jill Shower Room, Bedroom

Upper Floor: 3 Bedrooms (1 En-Suite), Bathroom

External: Detached Garage, Garden Grounds

LOCATION: The Sleat peninsula is one of the Island's most popular areas, with its wonderful green and wooded forestry trails, coastal views, abundant wildlife and local history. The area is an ideal base for outdoor pursuits, with a host of beautiful walks through awe-inspiring countryside and seascapes, offering glimpses of dramatic cliffs and secluded bays. The primary school (offering both English and Gaelic medium classes) is situated in the nearby village of Ferrindonald with secondary education to be found in Portree, the Island's capital, approx 32 miles away. A school bus runs daily to the school. Camuscross has magnificent views across the Sound of Sleat to the Knoydart hills beyond. The nearest main village is Broadford, approx. 8 miles away, and here you will find a good range of amenities.

ACCOMMODATION: Taigh an Tuath was built in 2004 and further extended in 2008, the property extends to some 146m² and benefits from oil fired central heating via a Grant Vortex condensing combi-boiler to thermostatically controlled radiators with uPVC double glazing and timber frame Velux windows throughout. The property further benefits from a detached single car garage and sits within well-maintained garden grounds which offer spectacular uninterrupted views of the Sound of Sleat and beyond.

ENTRANCE PORCH: Approx. 1.99m x 1.42m (at widest point) Three steps rise to half frosted glazed uPVC door, windows to front and side elevation both with water views, radiator, wood laminate flooring, access to hallway:

HALLWAY: Approx. 2.77m x 2.73m Half frosted glazed door, wall light, radiator, oak flooring, access to lounge, kitchen, bedroom:

LOUNGE: Approx. 4.51m x 4.33m Half frosted glazed door, French doors to front elevation opening onto an elevated paved patio and offering superb views to the Sound of Sleat, downlights, two wall lights, radiator, fitted carpet, access to sunroom, dining room:



SUNROOM: Approx. 4.64m x 3.83m Half frosted glazed door, a triple aspect room with windows to front elevation, two windows to side elevation both with views to the Sound of Sleat, window to rear elevation, decoratively beamed vaulted ceiling, spotlight track, radiator, fitted carpet.

DINING ROOM: Approx. 4.50m x 2.63m Double multi-pane doors from lounge, windows to rear and side elevations, downlights, radiator, fitted carpet, half frosted glazed door to kitchen:

KITCHEN: Approx. 3.60m x 3.59m Window to rear elevation, contemporary range of wall and base units with worktop over, 1.5 bowl stainless steel sink, integrated oven with hob and extractor over, space for fridge/freezer, tiling to splash backs, downlights, radiator, oak flooring, access to utility room, hallway:

UTILITY ROOM: Approx. 1.73m x 1.68m Half frosted glazed door, window to side elevation, worktop with space and plumbing for dishwasher, washing machine, tumble drier, oak flooring, uPVC door to rear elevation, access to Jack & Jill shower room:

JACK & JILL BATHROOM: Approx. 1.77m x 1.70m Frosted window to side elevation, Quadrant shower cubicle, pedestal wash hand basin, WC, ladder radiator, ceramic tile floor, access to bedroom:

BEDROOM 2: Approx. 3.35m x 3.16m Window to front elevation with views to the Sound of Sleat, radiator, fitted carpet, access to hallway:

STAIRS & UPPER FLOOR LANDING Carpeted stairs rise from the hallway to a carpeted mezzanine style landing, Velux window to front elevation, built-in cupboard, access to three bedrooms, bathroom:

BEDROOM 4: Approx. 3.07m x 2.77m Window to front elevation with water views, built-in cupboard, radiator, fitted carpet.

BEDROOM 3: Approx. 3.13m (under coomb) x 3.04m (at widest point) Velux to rear elevation, built-in cupboard, radiator, fitted carpet.

BATHROOM: Approx. 2.17m x 1.88m (under coombs) Velux rear elevation, bath, pedestal wash hand basin, WC. downlights, ladder radiator, vinyl flooring.

BEDROOM 1: Approx. 3.99m (into coombs) x 3.66m Window to front elevation with views to the Sound of Sleat, downlights, radiator, fitted carpet, open access to dressing area, two built-in wardrobes, two wall lights, access to en-suite:

ENSUITE: Approx. 1.85m x 1.40m (under coomb) Velux to rear elevation, shower cubicle with Triton electric shower, pedestal wash hand basin, WC, downlights, ladder radiator, vinyl flooring.



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