



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

**EXTERNAL:**

**DETACHED GARAGE: Approx. 25m2.**

Double opening doors to front elevation, window and pedestrian door to side elevation, power and light. Loft space.

**GREENHOUSE**

Toughened glass.

**WOODEN GARDEN SHED**

**GARDEN:**

Accessed via private track, well established garden grounds surround The Rowans, affording a good degree of privacy and stocked with a large variety of trees and shrubs. The detached garage is to the rear of the property and there is ample parking for several vehicles.

**HOME REPORT:** Contact the RE/MAX Skye office.

**SERVICES:** Mains electricity, mains water, mains drainage, LPG tank, fibre broadband (65-70Mbps). Area has 4G mobile coverage.

**COUNCIL TAX:** The current council tax is BAND E

**EPC Rating: D (63)**

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

**ENTRY:** At a date to be mutually agreed.

**DIRECTIONS:** Take the A87 North towards Portree, at the Sligachan Hotel turn left onto the A863 towards Dunvegan. Take the next left turn onto the B009 signposted for Carbost, continue through Carbost for approximately 3 miles, once you have entered Portnalong turn left at the junction signposted for Fiskavaig, The Rowans is on the left hand side at the entrance of the road to Community Hall.

**VIEWING:** Viewing this property is essential to be fully appreciated, Viewing can be arranged by calling the RE/MAX Skye office on 01471 822900 or by emailing [info@remax-skye.net](mailto:info@remax-skye.net)

**OFFERS:** Should be submitted in proper legal Scottish form to RE/MAX Skye Estate Agents, Garbh Chriochan Teangue, Sleat, Isle of Skye, IV44 8RE Email [info@remax-skye.net](mailto:info@remax-skye.net)

**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 Rowans**

**Portnalong, Carbost, Isle of Skye, IV47 8SL**

Spacious, detached 4 bedroom 1.5 storey property  
Offered in excellent condition throughout  
Peacefully set within generous mature garden grounds  
Delightful light filled open-plan kitchen/dining/family room  
Convenient for all local facilities in Carbost  
Fibre broadband (65-70Mbps). Area has 4G mobile coverage  
EPC Rating: D (63)

**Offers in the Region Of £365,000**



Garbh Chriochan Teangue, Isle of Skye, IV44 8RE

Tel: 01471 822900  
[www.remax-skye.net](http://www.remax-skye.net)  
Email: [info@remax-skye.net](mailto: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.

Privately situated within generous mature garden grounds and extending to approximately ½ acre, The Rowans is a spacious, detached 4 bedroom 1.5 storey property, peacefully located within the small crofting township of Portnalong on the Minginish Peninsula in West Skye. Conveniently located for all local facilities in nearby Carbost and offered in excellent condition throughout, the property also benefits from a delightful open-plan kitchen/dining/family room to the rear elevation, the perfect opportunity to acquire a spacious family or holiday home. Call RE/MAX Skye today on 01471 822900 to arrange your viewing appointment.

**Property comprises:**

**Ground Floor:** Entrance Porch, Hallway, Lounge, Bedroom, Open-Plan Dining/Kitchen/Family Room, Inner Hallway, Utility Room, Bedroom, Shower Room  
**Upper Floor:** 2 Bedrooms, Bathroom

**External:** Generous Enclosed Garden Grounds, Garage, Greenhouse, Timber Garden Shed

**LOCATION:** Located in the Minginish Peninsula in central Skye, Portnalong is close to the village of Carbost with local amenities including village shop, post office, surgery, primary school, pub, and the world famous Talisker Distillery, where you can enjoy a tippie or two! Further facilities are available in Portree, the island's capital, approximately 21 miles away.

**ACCOMMODATION:** Completed in the early 1996 and extending to 193m<sup>2</sup>, The Rowans offers spacious and comfortable living with uPVC double glazing and oil-fired central heating via a Grant Vortex Combi-Boiler to thermostatically controlled radiators throughout supplemented by a multi-fuel stove in the lounge. The property sits within generous private and well stocked garden grounds and offers the potential to create a small integral letting unit or private suite if so desired.

**ENTRANCE PORCH:** Approx. 1.97m x 0.79m Three steps rise to a uPVC door with two glazed panels, windows to front and side elevations, wall light, access to hallway:

**HALLWAY:** Half glazed door, under stair cupboard, radiator, fitted carpet, access to lounge, stair to upper floor:

**LOUNGE:** Approx. 5.42m x 4.20m (at widest point) Two windows to front elevation, inset multifuel stove set on a ceramic tile hearth, radiator, fitted carpet, satellite feed, access to inner hallway, open-plan kitchen/dining family room:

**INNER HALLWAY:** Approx. 3.63m x 1.04m Open access from lounge, window to side elevation, radiator, fitted carpet, access to study/bedroom:



**BEDROOM:** Approx. 3.15m x 2.80m (Currently used as a study) Windows to front and side elevations, radiator, fitted carpet.

**OPEN-PLAN KITCHEN/DINING/FAMILY ROOM:** A spacious light filled open-plan room:

**Kitchen Area:** Approx. 5.61m x 3.00m Windows to side and rear elevations, excellent range of base units with worktop over, extensive wall shelving, 1.5 bowl stainless steel sink, Rangemaster 5 burner LPG range with glass and stainless-steel extractor over, space for fridge/freezer, space for dishwasher, tiling to splash backs, downlights, vinyl tile flooring, access to rear porch:

**Dining/Family area:** Approx. 6.71m x 5.16m (at widest points) Large bay window to rear elevation, downlights and drop light, three radiators, fitted carpet, access to inner hallway:

**REAR PORCH:** Approx. 2.23m x 1.70m Half-glazed door with half-glazed side panel gives access, windows to rear and side elevations, laminate flooring, half glazed door to rear elevation.

**INNER HALLWAY:** Approx. 2.04m x 1.37m Fitted carpet, access to kitchen/utility, bedroom, shower room:

**UTILITY ROOM:** Approx. 4.21m x 2.03m Window to rear elevation, range of wall and base units with worktop over, stainless steel sink, concealed fridge, space for washing machine and tumble drier, tiling to splash backs, breakfast bar area, two spotlight tracks, radiator, tile effect laminate flooring, half frosted glazed door to rear elevation:

**SHOWER ROOM:** Approx. 2.00m x 1.75m Frosted window to side elevation, shower cubicle, pedestal wash hand basin, WC, downlights, heated towel rail, non-slip bathroom flooring.

**BEDROOM:** Approx. 3.72m x 3.79m Windows to front and side elevations, wall of built-in wardrobes, radiator, fitted carpet.

**STAIRS AND LANDING:** Carpeted stairs rise from the hallway to a spacious landing, window to rear elevation, radiator, fitted carpet, access to coombs storage, two bedrooms, bathroom:

**BEDROOM 1:** Approx. 5.15m (at widest point and under coombs x 3.81m A dual aspect room with windows to front and side elevations, large built-in wardrobe, decorative beamed ceiling, radiator, fitted carpet, access to coombs storage.

**BATHROOM:** Approx. 3.88m x 3.07m (at widest point) Window to front elevation, bath with shower over and glazed screen, pedestal wash hand basin, Bidet, WC, large built-in storage and walk-in cupboard, downlights, radiator, vinyl flooring.

**BEDROOM 2:** Approx. 5.15m (at widest point and under coombs x 4.50m A dual aspect room with windows to front and rear elevations, decorative beamed ceiling, two radiators, fitted carpet, access to coombs storage.



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