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Covering Skye, Lochalsh & Wester Ross

**EXTERNAL:**

**DETACHED GARAGE WITH MEZZANINE STORAGE/WORKSHOP: Approx. 6.95m x 4.90m**

Double block garage with cavity wall insulation, two double windows to side elevation, double window to rear elevation, ladder to floored mezzanine storage/workshop above, three double Velux windows to side elevations, window to gable (all windows are double glazed), water, power and light, electric car charging point. The garage was constructed for easy conversion to living accommodation if required, subject to planning approval.

**GARDEN:** Approached by a shared access track from the township road, a gated chipped driveway enters the generous garden grounds giving access to the garage and off-road parking. The generous and well-maintained garden grounds extend to approximately 1 acre (to be confirmed by title plan) and are laid mainly to grass and offer far reaching views to Loch Bracadale. There is an additional 14 acres (to be confirmed by Title Plan) of owner-owner occupied croft land available to purchase by separate negotiation.

**EXTRAS:** All blinds fitted floor coverings and integrated appliances.

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

**COUNCIL TAX:** Band E

**EPC Rating:** E (49)

**DIRECTIONS:**

Follow the A87 towards Portree, at Sligachan take the A863 towards Dunvegan, follow this road, take the B009 signposted for Carbost on your left. Follow through Carbost and Fernilea, at Portnalong turn left where signposted Fiskavaig, pass the Ardtreck turning, Dirivallan is located in an elevated position on the left hand side just past the river.

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

**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



**FOR SALE**



**Dirivallan**

**22 Fiskavaig, Isle of Skye, IV47 8SN**

Spacious 5 or 6 bedroom (2 en-suite) detached property  
Extensively upgraded, walk-in condition, stunning master bedroom suite  
Elevated position, garden grounds of approximately 1 acre  
Spectacular panoramic views across Loch Bracadale to MacLeods Tables

**\*\*Detached double block garage with cavity wall insulation \*\***  
(\*Ready for conversion (subject to planning)\*\*)

Owner-owner occupied croft land available to purchase by separate negotiation  
EPC Rating: E (49)

**Offers Over £495,000**



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.



Set in an elevated position within extensive garden grounds of approximately 1 acre, Dirivallan is a spacious modern 1.75 storey, 5 or 6 bedroom (2 en-suite) detached property which enjoys spectacular panoramic views across Loch Bracadale to MacLeod's Tables and the islands of Wiay and Ornsay. Extensively upgraded by the current owners Dirivallan is offered in walk-in condition and boasts a stunning master bedroom suite on the upper floor, this well-proportioned property is situated within the rural township of Fiskavaig and conveniently located for all local amenities in Carbost some 5 miles away. Currently being marketed to include garden grounds only, there is an opportunity to purchase an additional 14 acres of owner-occupied croft land if required. This immaculate property must be seen to fully appreciate the flexibility of the accommodation and delightful location, an excellent family home or B&B opportunity. Call RE/MAX Skye today on 01471 822900 to arrange your viewing appointment.

**Property comprises:**

**GROUND FLOOR:** Hallway, Lounge, Kitchen/Dining Room, Shower Room, 4 bedrooms (1 en-suite)

**UPPER FLOOR:** Large Master Bedroom Suite, Bedroom, Study, Walk-In Storage Cupboard

**EXTERNAL:** Generous Garden Grounds, Detached Garage with Mezzanine Storage/Workshop

**LOCATION:** The township of Fiskavaig sits in the Minginish Peninsula and is about a 55-minute drive from the Skye Bridge. Local amenities in nearby Carbost range from a village shop, office, surgery, primary school, Inn, and the Talisker Distillery, from where you can enjoy a tippie or two of one of the world's favourite malts! Further facilities including secondary school are available in Portree the Island's capital, approximately 23 miles away.

**ACCOMMODATION:** Dirivallan extends to some 215m<sup>2</sup>, the property benefits from timber casement double glazed windows and Velux roof lights throughout with LPG gas central heating to radiators supplemented by a multi-fuel stove in the lounge. Upgraded by the current owners, the property now boasts a large master bedroom suite on the upper floor which takes full advantage of the delightful sea views.

**HALLWAY:** 'T' shaped hallway, four steps rise to uPVC half glazed door with glazed side panel, large walk-in cupboard, large airing cupboard, decorative paneling to dado height, ceiling downlights, radiator, Karndean flooring, access to lounge, kitchen/dining room, bathroom, four bedrooms, stairs to upper floor:

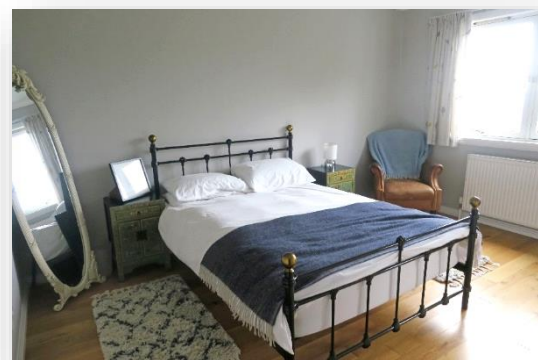
**KITCHEN/DINING ROOM:**

**Dining Area: Approx. 4.24m x 3.00m (at widest point)** Double opening half glazed doors open into dining area, sliding patio doors to side elevation giving access to extensive raised deck area from which to enjoy the stunning views, built-in range of shelving, ceiling downlights, radiator, Karndean flooring, open access to kitchen:

**Kitchen/Utility Area: Approx. 5.22m (at widest point) x 3.10m** This area is configured into two separate areas with Karndean flooring throughout:

**Kitchen Area:** Window to rear elevation with garden and croft views, extensive range of contemporary wall and base units with worktop over, stainless steel 1.5 bowl sink, 6 burner, four oven Canon range with black extractor over and stainless steel splash back, integrated dishwasher, space for fridge/freezer, integrated washing machine, tiling to splash backs, ceiling downlights.

**Utility Area:** Partially divided from the kitchen, a peninsula unit also creates a division from the dining area, good range coordinating wall and base units with work top over, door to side elevation with high level window.



**LOUNGE: Approx. 5.67m x 4.04m** Picture window to front elevation with stunning sea views, inset wood burning stove set on a slate hearth, downlights, two wall lights, two radiators, Karndean flooring, access to kitchen/dining room:

**SHOWER ROOM: Approx. 3.00m x 1.84m** Frosted window to rear elevation, generous wet room style shower with Mira electric shower, vanity sink with drawers under, WC, ceiling downlights, ladder radiator, tile effect laminate flooring.

**BEDROOM 4: Approx. 3.34m x 3.00m** Window to rear elevation with garden views, built-in wardrobe, radiator, fitted carpet.

**BEDROOM 3: Approx. 3.95m x 3.00m** Window to rear elevation with garden views, built-in wardrobe, radiator, fitted carpet.

**BEDROOM 2: Approx. 4.08m x 3.00m** Window to front elevation enjoying with views to Fiskavaig Bay, built-in wardrobe, radiator, oak floor, access to en-suite:

**En-Suite: Approx. 2.33m (into shower) x 1.64m** Frosted window to front elevation, built-in shower with Mira electric shower, vanity sink with cupboard under, WC, ceiling downlight over shower, spotlight cluster, ladder radiator, tile effect laminate flooring.

**BEDROOM 4: Approx. 2.99m x 2.18m**  
Window to rear front elevation with sea views, open access to storage area, radiator, fitted carpet.

**STAIRS AND UPPER FLOOR** Carpeted stairs rise to a carpeted landing, access to master bedroom, bedroom and two walk-in storage cupboards.:

**MASTER BEDROOM SUITE: Approx. 10.19m x 4.08m (under coombs)**  
**Bedroom Area: Approx. 4.76m x 4.08m** Two Velux windows to side elevation, French doors to front elevation opening to Juliette balcony, two radiators, Karndean flooring, open access to dressing/shower room:

**Dressing Room/Shower Room Area: Approx. 5.34m x 4.08m** Four Velux windows to side elevation, stylish contemporary wall mounted double sink, concealed dual access walk-in shower with raindrop shower head, wall mounted WC, built-in cupboard which partially divides the two areas, two access doors to coombs storage, ceiling downlights, two ladder radiators, Karndean flooring, access to loft:

**WALK-IN CUPBOARD: Approx. 2.19m x 1.52m (under coomb)** Wood laminate flooring.

**BEDROOM 5: Approx. 4.08m (under coombs) x 3.96m (Currently used as a snug)** Velux windows to front elevation, window to side elevation, walk-in cupboard, radiator, fitted carpet.

**STUDY: Approx. 2.92m x 1.57m** Velux window to front elevation, wood laminate flooring.



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