



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

EXTERNAL

DETACHED SINGLE GARAGE/STUDIO: Approx. 7.60m x 4.50m

Pitched box profile roof, two windows to front elevation, two Perspex panels to roof, fully lined, water supply, wood burning stove, power, light, roller shutter door, exterior door to front elevation. Potential for conversion to holiday letting unit once permissions have been obtained.

TIMBER SHED

GARDENS: A gated tarmac driveway leads to an extensive parking and turning area and garage, the fully fenced, well maintained garden grounds, which surround the property, extend to some 0.28 acres (to be confirmed by title plan) are mainly laid to grass with some mature planting, the rear garden is slightly terraced and is well planted with mature shrubs.

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

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

COUNCIL TAX: The current council tax is Band E.

HOME REPORT: Available by contacting the RE/MAX Skye office.

EPC Rating: E (52)

DIRECTIONS: Follow the A87 north to Sligachan, at Sligachan take the A863 towards Dunvegan, take the first left turn (B8009) to Carbost, Hillcrest is the first property situated on the left shortly after you have passed the turning to Eynort, there is a track separate spur road leading to this and adjacent properties.

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.

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.



FOR SALE



Hillcrest

Carbost, Isle of Skye, IV47 8ST

Modern detached bungalow

4 bedrooms (1 en-suite)

Offered in walk-in condition

Upgraded to a high standard by current owners

Detached garage/studio

Elevated position - stunning panoramic views of Loch Harport

EPC Rating: E (52)

Offers Over £375,000



Garbh Chriochan, Teangue, Isle of Skye, IV44 8RE

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

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

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.

Beautifully presented, Hillcrest is a modern, 4 bedroom (1 en-suite) detached bungalow with detached garage situated in an elevated position on the outskirts of Carbost on Skye's Minginish Peninsula. Upgraded to a high standard by the current owners and sitting within pretty and well-maintained garden grounds, the property enjoys stunning panoramic views of Loch Harport. Offered in walk-in condition, this spacious property offers the perfect opportunity to acquire a family or holiday home conveniently located for all amenities that Carbost has to offer. Call the RE/MAX today on 01471 822900 to arrange your viewing appointment.

Property comprises:

Internal: Entrance Vestibule, Hallway, Lounge, Kitchen/Dining Room, Utility Room, Family Bathroom, 4 Bedrooms (1 En-Suite)

External: Parking Area, Garden Grounds, Detached Single Garage/Studio, Timber Shed

LOCATION: The village of Carbost sits in the Minginish Peninsula and is about a 45 minute drive from the Skye Bridge. Amenities in Carbost include village shop, post office, doctor's surgery, primary school, Inn, and Talisker Distillery, from where you can enjoy a tipple or two of one of the world's favourite malts! Further services including secondary school are available in Portree the island's capital, which is approximately 17 miles away.

ACCOMMODATION: Hillcrest extends to some 125m² and was completed in 1993, the property benefits from uPVC double glazing and Infra-Red Heating throughout supplemented by a multi-fuel stove in the lounge and sits within well maintained garden grounds. 14 OV panels are fitted to the rear roof and a detached garage/studio completes this package. The garage/studio offers the opportunity for conversion to a holiday letting unit once all consents have been obtained.

ENTRANCE VESTIBULE:

Three steps rise to the covered porch and entrance vestibule, external composite door with frosted glazed insert and frosted glazed side panel, fitted carpet access to hallway:

HALLWAY: Frosted glazed door with frosted glazed side panel, two double built-in cupboards with sliding doors, electric radiator, oak flooring, access to lounge, kitchen, four bedrooms and bathroom:

LOUNGE: Approx. 5.60m x 4.00m Third glazed door, picture window to front elevation with views of Loch Harport, inset wood burning stove set on a slate hearth and wooden mantel, electric radiator, oak flooring.



KITCHEN/DINING ROOM: Approx. 6.70m x 3.70m

Dual aspect room with windows to rear and side elevations with views over the Cuillin Mountains, comprehensive range of wall and base units with oak worktop over, ceramic sink, electric cooker with extractor over, deep peninsula unit with cupboards, drawers and breakfast area, tiling to splash backs, ceiling light, electric radiator, oak flooring, ample space for dining table and chairs, access to utility room:

UTILITY ROOM:

Window to rear elevation, space and plumbing for washing machine, dish washer, tumble drier and fridge/freezer, painted timber cladding to dado height, spotlight strip, oak flooring, exterior door with frosted glazed panel to rear.

BEDROOM 4: Approx. 3.50m x 2.30m (Currently used as a study)

Third glazed door, window to front elevation with loch views, double built-in wardrobe with sliding mirror doors, electric radiator, oak flooring.

MASTER BEDROOM: Approx. 3.50m x 3.20m

Window to front elevation with loch views, triple built-in wardrobe with glazed sliding doors, all mirrored, electric radiator, fitted carpet, access to en-suite:

EN-SUITE: Frosted window to side elevation, wet-room style shower with electric shower and raindrop head, oval vanity sink set on cupboard, WC, heated towel rail, Infra-Red heating, ceramic tile floor.

BEDROOM 2: Approx. 3.30m x 3.10m

Window to rear elevation, double built-in wardrobe with mirror sliding doors, electric radiator, fitted carpet.

FAMILY BATHROOM:

Frosted window to side elevation, 'P' shaped bath with Creda electric shower and glazed shower screen, oval vanity sink set on cupboard unit, WC, heated towel rail, Infra-Red heating, ceramic tile floor.

BEDROOM 3: Approx. 3.30m x 3.10m

Window to rear elevation, double built-in wardrobe with sliding mirror doors, electric radiator, fitted carpet.



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