



# The Isle of Skye Estate Agency

[www.iosea.co.uk](http://www.iosea.co.uk)

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Portree Office: [sales@iosea.co.uk](mailto:sales@iosea.co.uk)

01478 612 683

Kyle Office: [kyle@iosea.co.uk](mailto:kyle@iosea.co.uk)

01599 534 555



## 13 Tarskavaig, Sleat, Isle of Skye, IV46 8SA.

**Offers Over £220,000**

Detached Property

Double Glazing & Dual System Heating

Peaceful Area

Three Double Bedrooms

Private Garden Grounds

Rural Landscape Views

## Description:

13 Tarskavaig is a charming three bedroom detached cottage located in the tranquil crofting village of Tarskavaig. The cottage occupies an enviable position whereby stunning rural views are afforded.

13 Tarskavaig is a three-bedroom detached property set within generous garden grounds in a tranquil location. The property occupies a wonderful rural position affording widespread mountain views.

The accommodation within comprises of: entrance porch, lounge, kitchen, rear lobby, bedroom and shower room on the ground floor. The first floor hosts a landing, bathroom and two bedrooms. The property further benefits from UPVC double glazing, a wood burning stove and dual system heating.

Externally the property sits within spacious, well-maintained garden grounds. The garden hosts a number of mature trees, shrubs and bushes along with one timber shed and an attached stone built store providing ample space for storage. The property is accessed via a shared private track which leads to sufficient space for parking at the rear of the property.

13 Tarskavaig presents a fantastic opportunity to purchase a delightful home in a peaceful setting and must be viewed to fully appreciate the rural views on offer.



## Room sizes

### Ground Floor:

**Entrance Porch:** 1.84m x 1.35m (6'00" x 4'05").

**Lounge:** 5.76m x 3.81m (18'10" x 12'05").

**Kitchen:** 3.66m x 2.74m (12'00" x 8'11").

**Rear Lobby:** 1.63m x 1.24m (5'04" x 4'00").

**Bedroom One:** 3.79m x 3.14m (12'05" x 10'03").

**Shower Room:** 2.31m x 1.63m (7'07" x 5'04").

### First Floor:

**Landing:** 2.90m x 1.40m (9'06" x 4'06").

**Bedroom Two:** 3.89m x 3.16m (12'09" x 10'04").

**Bedroom Three:** 3.87m x 2.95m (12'08" x 9'08").

**Bathroom:** 2.38m x 1.86m (7'09" x 6'01").





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## Services:

Mains water and electricity. Drainage by way of septic tank.

**Council Tax:** Band D

## EPC Rating:

Band E

## Home Report:

Please contact The Isle of Skye Estate Agency.

## Viewings:

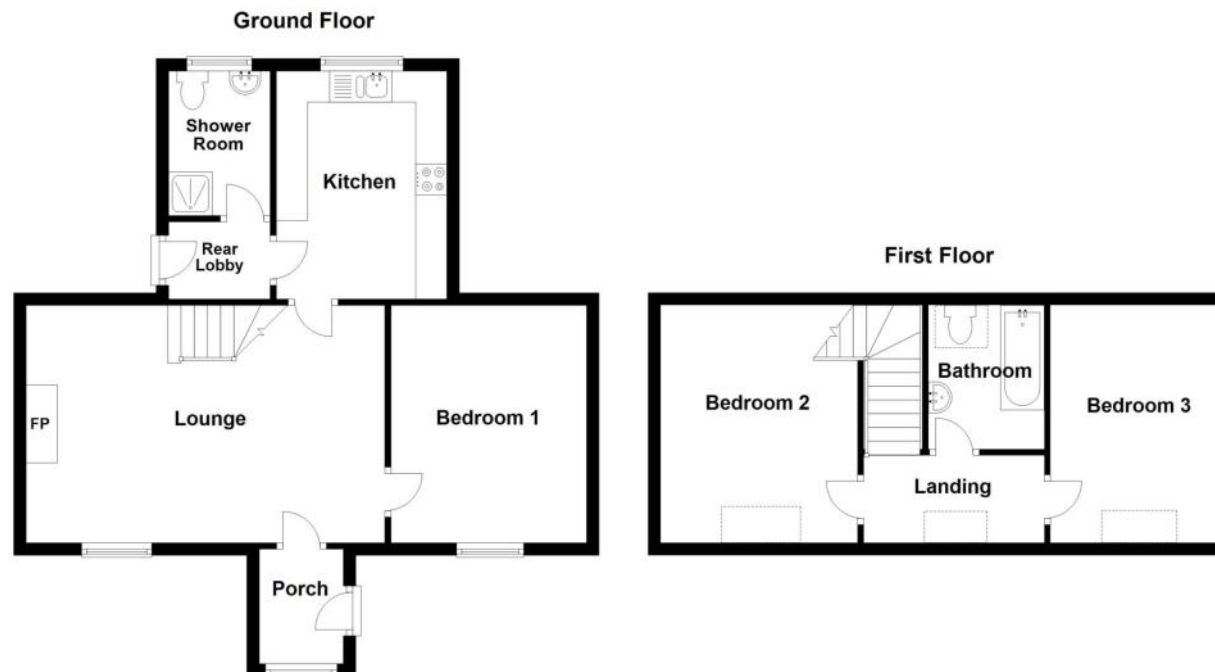
Strictly by appointment through The Isle of Skye Estate Agency.

**Entry:** By mutual agreement.

## Directions:

From the A87 take the A851 signposted to Armadale / Ardvasar / Isleornsay. Follow the road for approx. 12 miles, and take the first right after the Sabhal Mòr Ostaig for 'Tarskavaig'. Continue along the road past the sign post for Achnacloich for approx. 1 mile. Turn left into Tarskavaig and follow the road straight down towards the telephone box. Turn right and the junction for the property is the first on the right.

**Location:** Tarskavaig is a small friendly settlement located near Loch Eishort in the south west of Skye on the popular Sleat peninsula which is one of the Islands most sought after locations and is referred to as the 'Garden of Skye' due to its luscious greenery, forestry walks and countryside along with the beautiful coast line and secluded bays from where an abundance of wildlife can be spotted. Although it could be considered rural it is not too far from amenities. Closest facilities include Tarskavaig Communities Hall hosting community events and summer café. Sabhal Mòr Ostaig offering cultural activities and entertainment, The Torabhaig Distillery with café, shop and whisky tours, An Crùbh with shop and post office, café, gallery and entertainment venue. The Eilean Iarmain Hotel with bar and restaurant, seasonal 'whisky tasting' shop, clothes shop and gallery. Also close by are the Hotels Duisdale, Kinloch Lodge and Toravaig, all serving a varied menu and offering local produce. Ardvasar and Armadale villages are some 8 miles away and here you will find a small shop and post office, hotel, garage, craft shops, boutique and Armadale Castle and Grounds. The terminus for the ferry at Armadale offers regular sailings to and from Mallaig on the mainland. Broadford is some 18 miles away and is the nearest main settlement providing excellent local services you would expect of a thriving area.



Illustrative only. Not to scale.  
Plan produced using PlanUp.

It is important that if you retain an interest in the acquisition of this property you arrange for your interest to be formally noted to this Agency, otherwise a sale may be concluded on a closing date set without you having been advised.

Every reasonable care has been taken in the drawing up of these particulars for the guidance of interested parties. They are believed to be correct but no guarantee of their accuracy is given and no error or misdescription herein shall annul any sale or be made the subject of compensation by either side. Neither shall these details be deemed to form any part of any contract by either side. Prospective purchasers are advised to take legal advice on the extent and nature of the subjects they propose to acquire.

## The Isle of Skye Estate Agency

Portree Office: Bridge Road

Portree

Isle of Skye

IV51 9ER

Kyle Office: Main Street

Kyle of Lochalsh

Ross-Shire

IV40 8AB