



The Isle of Skye Estate Agency

www.iosea.co.uk

The Isle of Skye Estate Agency

Portree Office: sales@iosea.co.uk

01478 612 683

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01599 534 555



3 Harport Cottages, Carbost, Isle of Skye, IV47 8SS

Offers Over £160,000

Semi Detached Property

Oil Central Heating & Double Glazing

Stunning Loch and Mountain Views

Two Double Bedrooms

Fully Enclosed Garden Grounds

Ideal First Time Buyers Property

Description:

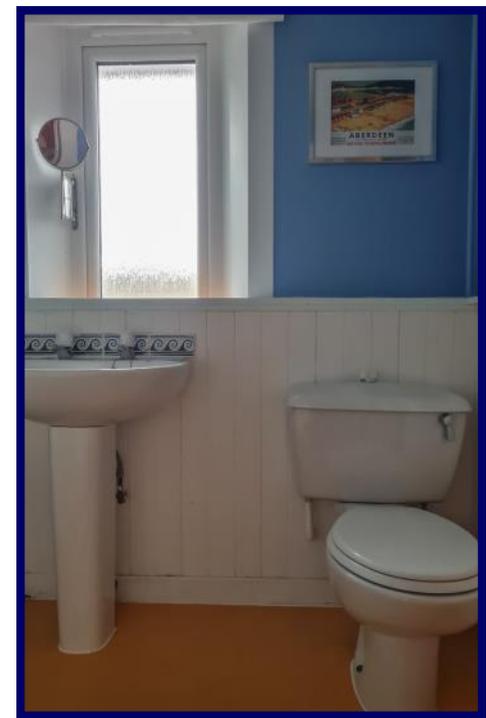
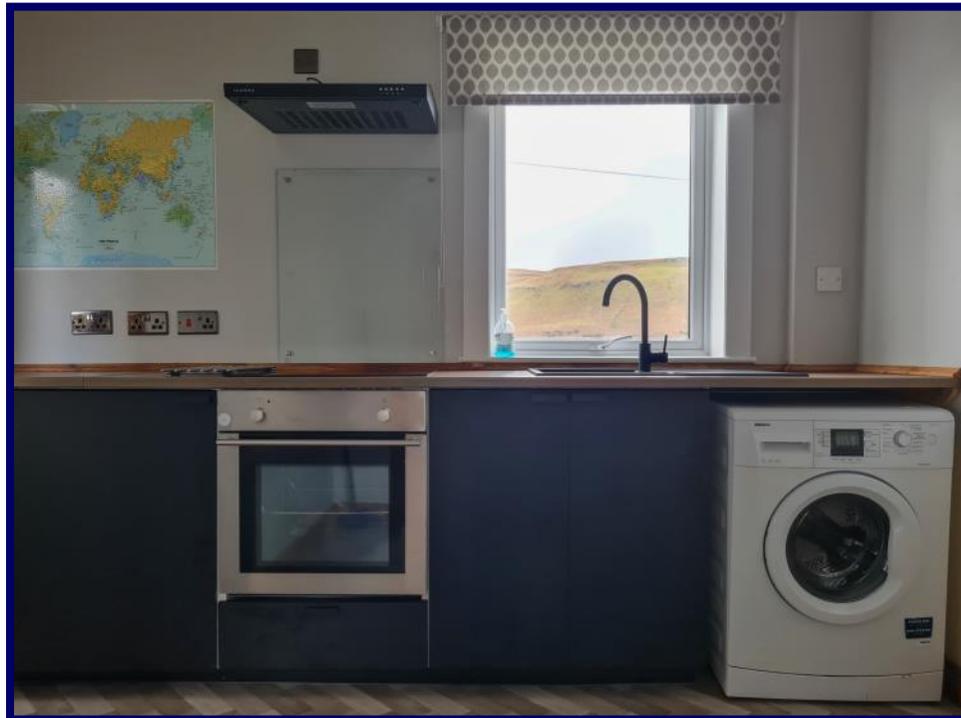
3 Harport Cottages is a delightful two bedroom semi-detached house located in the popular village of Carbost on the picturesque Minginish Peninsula on Skye's west coast and is perfectly placed to take advantage of all the Skye has to offer.

On offer is an excellent opportunity to purchase a lovely property in the ever popular village of Carbost within striking distance of Skye's famous attractions such as Talisker Distillery, the Fairy Pools and the Cuillin Mountain range. Amenities in the village include a community owned shop, a post office, primary school and pub. The Oyster Shed is also close by for those who are lovers of seafood.

The accommodation within comprises of; entrance vestibule, inner hall, living room / dining area and kitchen on the ground floor with the upper floor hosting two double bedrooms and the bathroom. The property further benefits from double glazing throughout, oil central heating and ample built in storage space.

The property has a small enclosed front garden and a larger private rear garden which affords stunning views over Loch Harport where you can often spot dolphins and porpoise. Parking is provided in the shared layby at the front of the property.

The property has been freshly decorated and would make a fantastic first time buyers home or a holiday let in an area increasing in popularity. The Minginish peninsula is a great place for wildlife lovers and home to deer and birds of prey including the white-tailed sea eagles.



Room sizes

Ground Floor:

Ground Floor

Entrance Vestibule 0.92m x 2.43m (3'00" x 7'11").

Inner Hall 1.73m x 1.39m (5'08" x 4'06").

Living Room 3.50m x 5.82m (11'05" x 19'01") at max.

Kitchen 2.86m x 3.31m (9'04" x 10'10") at max.

Upper Floor

Landing 0.90m x 1.69m (2'11" x 5'06").

Bedroom One 3.67m x 2.91m (12'00" x 9'06") at max.

Bedroom Two 2.78m x 4.69m (9'01" x 15'04") at max.

Bathroom 1.78m x 2.28m (5'10" x 7'05").

Garden

The property hosts a small enclosed garden area to the front which is laid to lawn with a path leading to the front door. The rear garden is fully enclosed and affords amazing views over Loch Harport and towards the Cuillins. There are two good size sheds (one timber, one metal) located in the rear of the garden and an integral boiler storage room on the side of the property. The oil tank is also to be found in the rear garden. Resident's parking is provided in the shared lay-by to the front on the road.





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Services:

Mains water, electricity and drainage. Oil Central heating.

Council Tax: Band B

EPC Rating:

Band E

Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

Strictly by appointment through The Isle of Skye Estate

Entry:

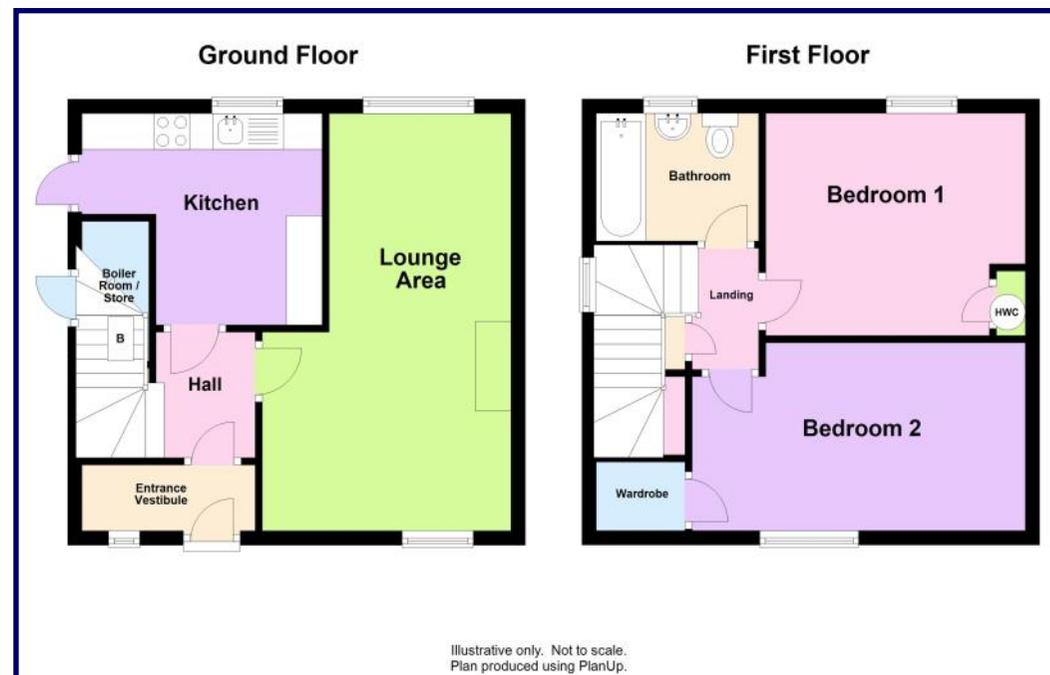
By mutual agreement.

Directions:

Heading north from Sligachan on the A863 take the left hand turning signposted Carbost and the Minginish Peninsula (and Talisker Distillery). Follow this road for approximately 2 miles and continue through Carbost towards the distillery. 3 Harport Cottages is located on the right hand side just before Caora Dhubh coffee shop.

Location:

Carbost is situated on the western side of the Island and overlooks the picturesque Loch Harport. The village itself has a community owned village shop and a post office as well as a doctor's surgery and a primary school. and is home to the world famous Talisker Distillery and Visitors centre. The island's capital town of Portree is some 15 miles away and away benefits from a selection of shops including supermarkets, hotels, restaurants, leisure facilities, a modern medical centre and cottage hospital and secondary schooling. Carbost is handily located to access Skye's famous Cuillin Mountains and would be the ideal base for anyone interested in walking and exploring the whole island. Glen Brittle Beach, The Fairy Pools and Talisker Bay are also close by.



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Portree
Isle of Skye
IV51 9ER
IV51 9ER

Kyle Office: Main Street
Kyle of Lochalsh
Ross-Shire
IV54 8RD

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.