



# The Isle of Skye Estate Agency

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

The Isle of Skye Estate Agency

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



**31 Camuscross, Isle Ornsay, Sleat, Isle of Skye, IV43 8QS.**

**Offers Over £295,000**

Detached Cottage

3 Bedrooms

Views Over The Sound of Sleat

Oil Fired Central Heating & UPVC Double Glazing

Private Garden Grounds

Walk-In Condition

## Description:

31 Camuscross is a delightful three bedroom cottage located in the tranquil township of Camuscross, Sleat affording spectacular widespread sea views towards the Sound of Sleat.

31 Camuscross is an immaculately presented cottage set within well maintained garden grounds in a stunning elevated position boasting widespread sea and mountain views. The property offers ample living space together with well appointed bedrooms. The property has been tastefully modernised by the current owners and is presented in walk-in condition.

The accommodation within is set out over two floors with the lower level comprising of a welcoming entrance hallway, lounge and kitchen/diner. The staircase leads to a landing granting access to three bedrooms and a bathroom. The property further benefits from UPVC double glazing, oil fired central heating, a woodburning stove and ample built-in storage throughout.

Externally the subjects are set within private garden grounds with an allocated parking space on the road above the property. The garden also hosts a metal garden shed to the side of the property.

31 Camuscross provides a fantastic opportunity to purchase a stunning home and must be viewed to appreciate the beautiful setting and views on offer.



## Room sizes:

### Ground Floor

**Entrance Hallway:** 3.91m x 2.27m (12'10 x 7'05) at max.

**Lounge:** 4.43m x 3.24m (14'06 x 10'07).

**Kitchen/Diner:** 4.35m x 2.79m (14'03 x 9'01).

### First Floor

**Landing:** 2.71m x 2.29m (8'10 x 7'06).

**Bedroom One:** 4.45m x 3.24m (14'07 x 10'07) at max.

**Bedroom Two:** 3.20m x 2.59m (10'05 x 8'05) at max.

**Bedroom Three:** 3.16m x 1.79m (10'04 x 5'10) at max.

**Bathroom:** 2.25m x 1.70m (7'04 x 5'07).





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## Services:

Mains water and electricity. Drainage to septic tank. Oil fired central heating.

## Council Tax:

Band B

## EPC Rating:

Band D

## Home Report:

Please contact The Isle of Skye Estate Agency.

## Viewings:

Strictly by appointment through The Isle of Skye Estate Agency.

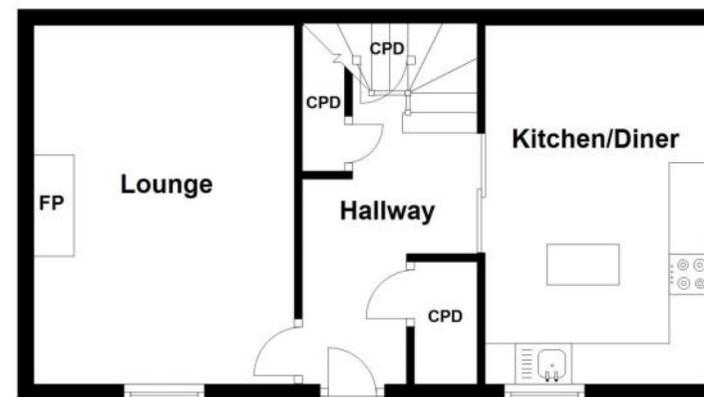
## Entry:

By mutual agreement.

## Directions:

From the A87 take the A851 signposted to Armadale / Ardvassar / Isleornsay. Follow the road for approx. 9 miles until you see the sign for Camuscross & Isleornsay. Turn left and continue on the road taking the right hand turn sign posted 'Camuscross'. Follow this road until you reach the fork in the road and take the right hand turn. Continue uphill and the property is located on your left hand side, with a parking space available at the top of the road.

## Ground Floor



## First Floor



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