



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

Kyle Office: kyle@iosea.co.uk

01599 534 555



4 Carbost, Skeabost Bridge, By Portree, Isle of Skye, IV51 9PD

Offers Over £260,000

Detached Former Croft House

Solid Fuel Central Heating & Double Glazing

Panoramic Views

Three Bedrooms

Generous Garden Grounds

Detached Garage & Static Caravan

Description:

4 Carbost is a well presented traditional three bedroom property located in the picturesque township of Carbost, Skea-bost Bridge, affording panoramic views over the River Snizort and surrounding countryside.

4 Carbost is a charming extended former croft house occupying an elevated position within the scenic township of Carbost affording panoramic views over the River Snizort and the surrounding countryside. The property has been well maintained by the current owners and has a modern, open plan lounge dining area and a new kitchen was fitted in 2018.

The spacious accommodation within is set out over two floors and comprises of entrance porch, hallway, lounge / dining area, kitchen, bathroom on the ground floor with landing and three bedrooms located on the first floor. The property further benefits double glazing throughout and a solid fuel heating system. A wood burning stove in the lounge offers an additional heating source and there is under floor heating in the bathroom. Interlinked smoke and heat alarms have also been fitted.

Externally, the property sits within well tended garden grounds with neat areas of lawn complimented by mature trees, shrubs and bushes. Parking is available to the side of the property in front of the garage. In addition the garden grounds also host a static caravan and a small wooden shed.

4 Carbost will make a lovely family home and viewing is highly recommended to fully appreciate the setting on offer.



Room sizes

Ground Floor:

Entrance Porch

1.40m x 1.30m (4'06" x 4'03")

Hallway

3.66m x 2.02m (11'11" x 6'07") at max.

Lounge / Dining Area

7.99m x 3.90m (26'02" x 12'09") at max.

Kitchen

3.56m x 3.94m (11'08" x 12'11")

Bathroom

2.59m x 1.70m (8'06" x 5'07")

Upper Floor:

Landing

4.55m x 2.56m (14'11" x 8'04") at max.

Bedroom One

3.90m x 3.31m (12'09" x 10'10") at max

Bedroom Two

2.34m x 4.02m (7'08" x 13'02")

Bedroom Three

3.66m x 3.93m (12'00" x 12'10")





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Services:

Mains water and electricity. Drainage to septic tank. Solid fuel central heating.

Council Tax: Band D

EPC Rating:

Band F

Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

Strictly by appointment through The Isle of Skye Estate

Entry:

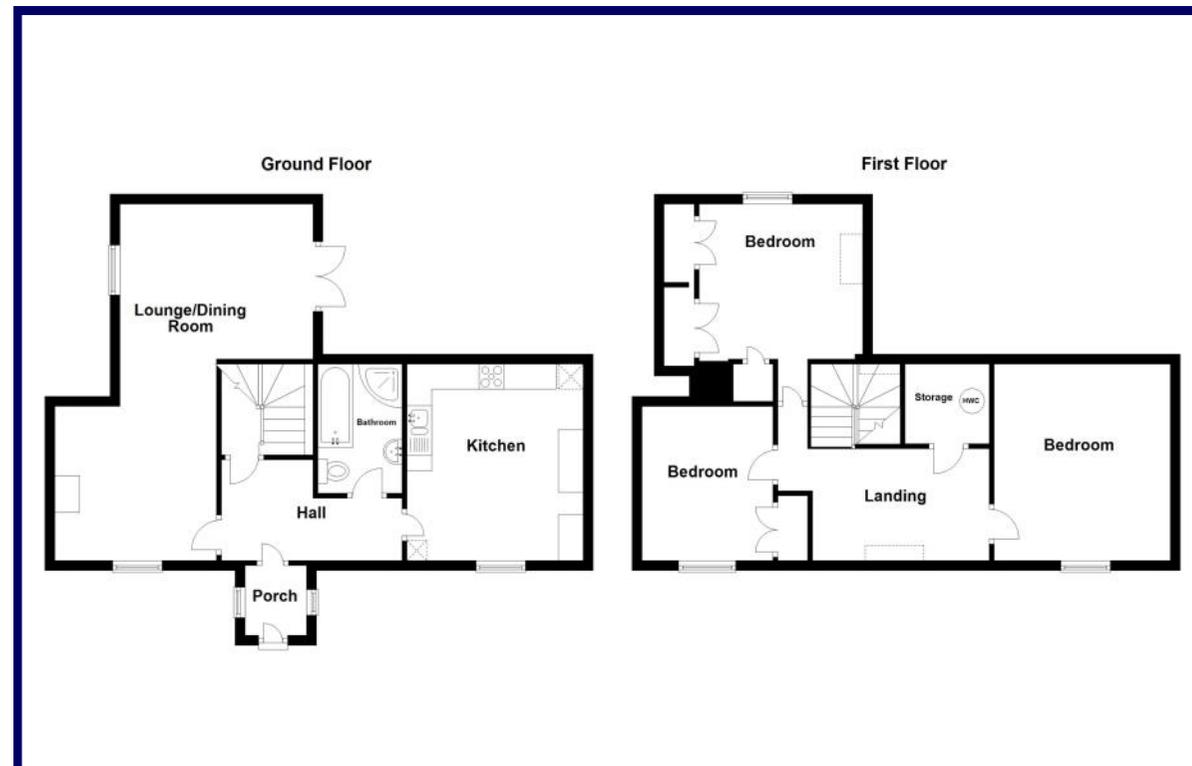
By mutual agreement.

Directions:

From Portree take the A87 signposted for Uig. After approximately 4 miles turn left onto the A850 for Dunvegan. 4 Carbost is the 5th House on the right with a Scots Pine in the front garden.

Location:

The friendly crofting township of Carbost, which is part of the larger area known as Skeabost Bridge, is only 5 miles from the island's Capital, Portree. The property benefits from a rural location whilst still be close to the convenience of the town. Portree is a busy and prosperous town with excellent local services including supermarkets, shops, hotels, restaurants, medical centre and cottage hospital, leisure facilities and both primary and secondary schools. The Skeabost Country House Hotel is also only a short distance away offering a bar, restaurant, 9 hole golf course and salmon and trout fishing on the River Snizort.



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Portree Office: Bridge Road

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.