



# 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

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## Azalea Cottage, Forestry Houses, Eynort, Carbost, Isle of Skye

**Offers Over £150,000**

Semi-Detached House

3 Bedrooms (1 en-suite)

Quiet Location

Extensive Garden Grounds

Solid Fuel Rayburn & Electric Central Heating

Ideal Family Home or First Time Buyers Property

## Description:

Azalea Cottage, Forestry Houses is a spacious three bedroom semi-detached house situated in the tranquil crofting township of Eynort boasting widespread views across the glen and Loch Eynort. Set within mature garden grounds extending to approximately 0.62 acre or thereby (to be confirmed by title deed). Azalea Cottage would make a lovely family home or first time buyers property in a idyllic setting.

Azalea Cottage, Forestry Houses is one of a number of similar properties in the area that were originally built by the forestry commission to house the forestry workers and their families. The property is of timber clad construction and has been very well maintained by the current owners who have undertaken a number of improvement works including insulation and re-cladding all external walls in Scottish Larch Cladding. Situated within 4 miles of the Village of Carbst and all amenities on offer, Azalea Cottage would make a comfortable family home or first time buyers property set in a quiet and peaceful location.

The accommodation is set over two levels and comprises of entrance porch, hallway, living room, kitchen diner, bedroom and family bathroom on the ground floor with two double bedrooms (1 en-suite) located on the first floor. The property further benefits from double glazing throughout, storage heating with additional heating provided from the Rayburn solid fuel stove providing water heating and radiators in the kitchen and upper bedrooms. The property also offers ample built in storage space with further additional storage in bedroom three.

Externally the property sits within extensive garden grounds extending to approx 0.62 acres (to be confirmed by title deeds) and benefits from the addition of a garage and carport. The gardens are attractive and host a number of established trees, shrubs and bushes. Azalea Cottage is a great opportunity to purchase an affordable home in an idyllic setting.



## Room sizes

### Ground Floor:

**Entrance Porch:** 6'03 x 3'04 (1.92m x 1.03m)

**Hallway:** 10'04 x 8'08 (3.17m x 2.66m) at max.

**Bathroom:** 7'01 x 5'07 (2.17m x 1.71m)

**Living Room:** 25'05 x 10'11 (7.76m x 3.34m)

**Bedroom One:** 10'06 x 10'04 (3.22m x 3.17m)  
at max.

**Kitchen Diner:** 12'06 x 9'07 (3.82m x 2.92m)

**Rear Porch:** 4'02 x 4'01 (1.29m x 1.26m)

### First Floor:

**Landing:** 13'03 x 2'11 (4.05m x 0.89m) at max.

**Master Bedroom:** 15'07 x 9'03 (4.76m x 2.83m)  
at max.

**En-Suite:** 6'09 x 3'02 (2.08m x 0.99m)

**Bedroom Three:** 12'00 x 10'07 (3.67m x 3.24m)  
at max.





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## Services:

Mains electricity. Private water supply.  
Drainage to septic tank.

## Council Tax:

Band B

## EPC Rating:

Band E

## Home Report:

Please contact The Isle of Skye Estate Agency.

## Viewings:

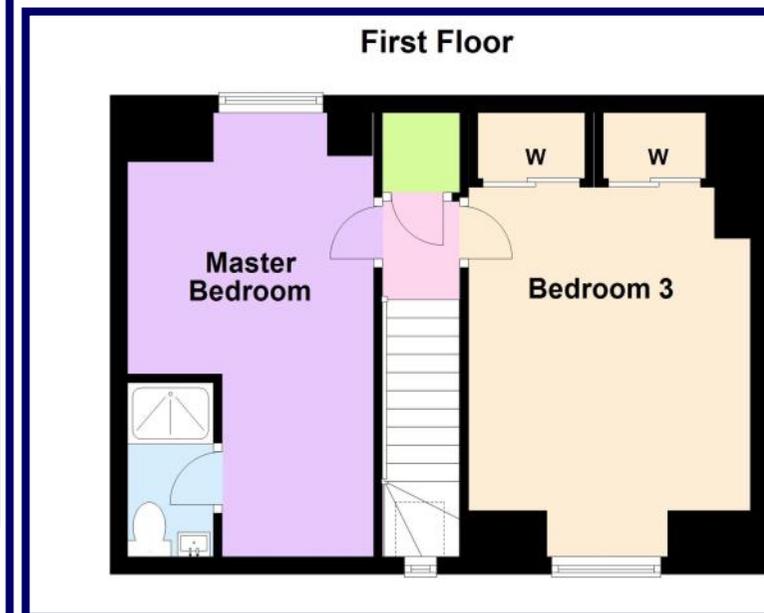
Strictly by appointment through The Isle of Skye Estate Agency.

## Entry:

By mutual agreement.

## Directions:

From Sligachan at the hotel turn left on to the A863 signposted Dunvegan. Follow this road then turn left onto the B8009 signposted Carbost, Portnalong and Glenbrittle ( Also signposted Talisker Distillery). Continue for approx. 2 miles towards Carbost passing the sign for Glenbrittle on the left and within 200 yards take the left turn signposted Talisker and Glen Eynort. If you end up at the Talisker Distillery you have gone too far! Continue on this unmarked road (not taking the right turn to Talisker) heading to Eynort and you will come to a row of timber clad houses, with number 1 being the last timber clad house on your right hand side



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

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Portree  
Isle of Skye  
IV51 9ER  
IV51 9ER

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