



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



Braeside, 22 Fiscavaig, Isle of Skye, IV47 8SN.

Substantial Detached Property
4 Bedrooms (1 en-suite)

Sea Views over Loch Bracadale
Generous Private Garden Grounds

Offers Over £325,000

Oil Central Heating
Walk-in Condition

Description:

Braeside is a beautifully presented modern four bedroom detached property set within the friendly crofting township of Fiscavaig on the Minginish peninsula. Set in an elevated position boasting stunning sea views over Loch Bracadale and Oronsay Island.

Braeside is an exceptional property presented in walk-in condition and finished to a very high standard with bright and airy rooms all finished in contemporary tones. Set in an elevated position the property affords uninterrupted views over Loch Bracadale and Oronsay Island and sits within delightful private garden grounds.

The generously proportioned accommodation within comprises of; entrance hallway, lounge, sun room, kitchen/dining room, rear vestibule, utility room, bathroom, four double bedrooms (one en-suite) and integral garage. The subjects further benefits from oil fired central heating, UPVC double glazing and generous garden grounds providing ample parking.

Externally the property is set within neat and well maintained garden grounds that host neat areas of lawn and hosts attractive flower pots. There is ample parking available to the front and side of the property. The integrated garage is prime for conversion into additional accommodation if required and subject to the relevant planning consents.

Braeside is a beautiful large family home set in a stunning location and must be viewed to appreciate the standard of accommodation on offer.



Room sizes

Ground Floor:

Entrance Hall: 30'10 x 16'10 (9.42m x 5.14m) at max.

Lounge: 16'10 x 13'09 (5.14m x 4.19m)

Sun Room: 13'06 x 13'00 (4.12m x 3.98m)

Kitchen/Dining Room: 22'08 x 12'00 (6.91m x 3.67m)

Rear Vestibule: 6'05 x 4'09 (1.96m x 1.45m)

Utility Room: 7'02 x 4'09 (2.18 x 1.46m)

Bathroom: 14'09 x 8'05 (4.51m x 2.59m)

Master Bedroom: 14'09 x 12'10 (4.51m x 3.92m) at max.

Master En-Suite: 11'01 x 6'08 (3.40m x 2.05m) at max.

Bedroom 2: 10'07 x 9'07 (3.24m x 2.94m)

Bedroom 3: 14'09 x 8'10 (4.50m x 2.70m)

Bedroom 4: 11'01 x 9'07 (3.39m x 2.94m)

Garage: 19'07 x 11'08 (5.99m x 3.58m)





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Services:

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

Council Tax:

Band E

EPC Rating:

Band C

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 Portree head south on the A87 until you reach Sligachan. Turn right onto the A863 signposted to Dunvegan. After about 4 miles you will take a left hand turning signposted Carbost/Portnalong (B80090). Continue on this road passing through Carbost (you will pass the Talisker Distillery) and Fernilea until you reach Portnalong. Upon entering Portnalong turn left at the sign post for Fiscavaig (B8009), continue along this road passing the sign for Fiscavaig and continue until you pass a bus shelter on your right hand side, shortly after this take the first driveway on your left hand side at the property Allt Ribhein,

Location:

Fiscavaig is a delightful crofting community situated some 3 miles from Carbost the nearest main village where facilities include a village shop and post office, a hotel and the world famous Talisker Distillery and Visitors Centre. There is also a primary school in Carbost and secondary schooling is available in Portree.



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.

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IV51 9ER

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