



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



Creag Dubh, Conordan, The Braes, Portree, Isle of Skye, IV51 9QH

Fixed Price £405,000

Substantial Detached Bungalow

Fully Enclosed Garden Grounds

B&B Potential

Four Bedrooms (3 en-suite)

Double Glazing and Oil Fired Central Heating

Panoramic Sea & Mountain Views

Description:

Creag Dubh is a substantial detached four-bedroom bungalow located in the picturesque township of Conordan, Braes affording panoramic sea views of the Inner Sound to the Isle of Raasay, the Red Cuillins and towards the mainland and the Five Sisters of Kintail.

Creag Dubh is a bright and spacious detached four-bedroom bungalow set in an elevated position affording widespread sea and mountain views. The property is conveniently located within 5 miles of Portree and all the amenities the village has to offer. The property offers flexible family accommodation with bright, well proportioned rooms and ample built in storage space throughout.

The generous accommodation within comprises of: entrance vestibule, hallway, living room, dining room, kitchen, rear vestibule, utility room, two shower rooms, study and four bedrooms (3 en-suite). The property further benefits from timber frame double glazing throughout and oil-fired central heating with an open fire in the living room.

Externally, the property is set within large fully enclosed garden grounds extending to approximately 1 acre or thereby (to be confirmed by title deed) which are mainly laid to lawn with established trees, shrubs and bushes. The property is accessed via a gravel driveway with ample parking available to the front of the property. In addition is a small block built shed with light and power.

Creag Dubh has previously operated as a successful bed and breakfast and would equally make a stunning family home. Viewing is highly recommended to appreciate the setting and views on offer.



Room sizes

Ground Floor

Storm Porch: 1.27m x 0.60m (4'02" x 1'11")

Entrance Vestibule: 1.97m x 1.56m (6'05" x 5'01")

Hall: 4.52m x 1.80m (14'09" x 5'10")

Study: 3.25m x 3.10m (10'07" x 10'01")

Living Room: 5.85m x 5.82m (19'02" x 19'01")
at max.

Dining Room: 4.69m x 3.47m (15'04" x 11'04")

Kitchen: 4.16m x 3.98m (13'07" x 13'00")
at max.

Rear Vestibule: 1.50m x 1.39m (4'11" x 4'06")

Utility Room: 3.30m x 2.38m (10'10" x 7'09")

Shower Room: 1.81m x 1.50m (5'11" x 4'11")

Hallway: 7.62m x 2.67m (24'11" x 8'09")
at max.

Bedroom One: 3.25m x 3.05 (10'08" x 9'11")

Bedroom Two: 4.38m x 4.35m (14'04" x 14'03")

En-Suite: 2.31m x 1.74m (7'06" x 5'08")

Bedroom Three: 4.35m x 3.20m (14'03" x 10'06")
at max.

En-suite: 2.30m x 1.74m (7'06" x 5'08")

Bedroom Four: 3.21m x 2.72m (10'06" x 8'10")

En-suite: 1.75m x 1.60m (5'09" x 5'03")

Shower Room: 2.52m x 1.83m (8'03" x 5'11")





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Services:

Mains water and electricity. Drainage to septic tank. Oil Fired Central Heating.

Council Tax: Band F

EPC Rating:

Band D

Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

Strictly by appointment through The Isle of Skye Estate

Entry:

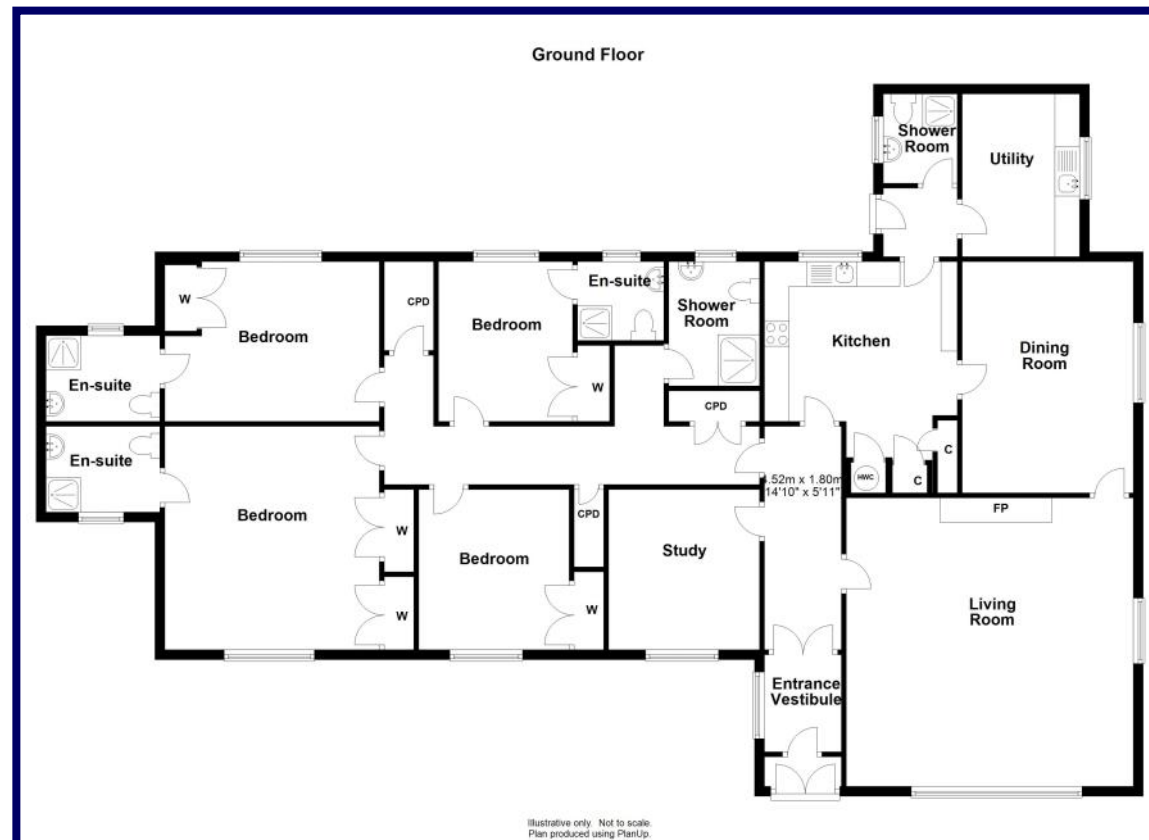
By mutual agreement.

Directions:

Take the Braes turning and follow this road for approximately 5 miles. You will pass a left hand turning signposted Camustianavaig but keep going straight on and you will see the sign for Conordan. Creag Dubh is the third property on your right.

Location:

Creag Dubh is located in the township of Conordan some 5 miles for Portree offering a rural location for those wishing to enjoy the peace and quiet, walking, the local wildlife. Close by is Tianavaig Bay, Ben Tianavaig and The Aird – a small peninsula with both a sand and pebble beach – the ideal spot for a picnic. With the island's capital, Portree, only 10 minutes away by car you have all the usual benefits including a supermarket, petrol stations, banks, shops, doctors surgery, primary and secondary schools.



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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.