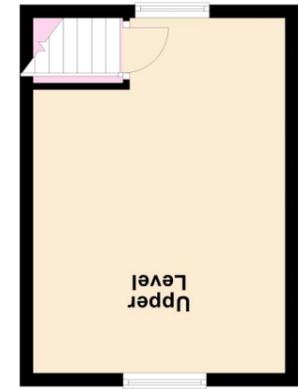


Kyle Office: Main Street
 Kyle of Lochalish
 Ross-Shire
 IV54 8RD

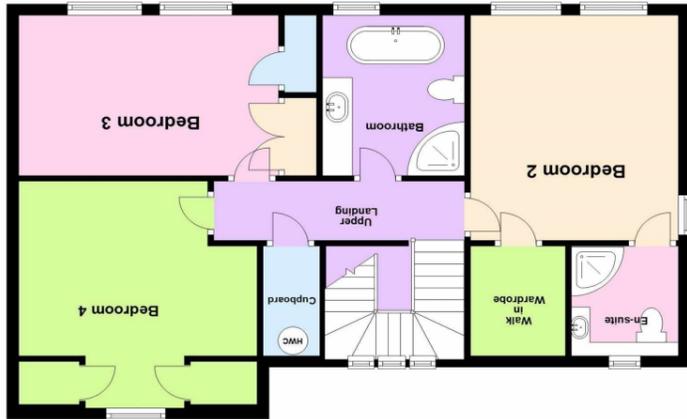
Portree Office: Bridge Road
 Portree
 Isle of Skye
 IV51 9ER
 IV51 9ER

The Isle of Skye Estate Agency

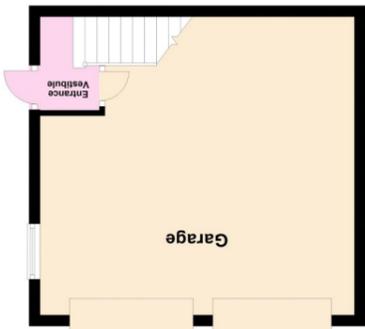
It is important that if you retain an interest in the acquisition of this property you arrange for your interest to be formally noted to this Agency, otherwise a sale may be concluded on a closing date set without you having been advised.
 Every reasonable care has been taken in the drawing up of these 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.



Upper Level



First Floor



Ground Floor



Ground Floor

Location:
 Fiscavaig is a delightful crofting community situated some 3 miles from Carlost 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 Carlost and secondary schooling is available in Portree.

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 Carlost/Portnalong (B8090). Continue on this road passing through Carlost (you will pass the Talisker Distillery) and Fernilea until you reach Portnalong. Upon entering Portnalong turn left at the sign post for Fiscavaig (B8009), follow the road for approx. 3/4 mile till you see the Fiscavaig township sign on the left. Turn right immediately after the white cottage on the right onto the private road to the property. It is signposted Hazel Cottage

Entry:
 By mutual agreement.
Views:
 Strictly by appointment through The Isle of Skye Estate Agency.

Home Report:
 Please contact The Isle of Skye Estate Agency.

EPC Rating:
 Band D

Council Tax:
 Band E

Services:
 Mains electricity, water and drainage by septic tank. Phone and Super fast Broadband. Oil Central Heating

The Isle of Skye Estate Agency
 Portree Office: sales@iosea.co.uk
 01478 612 683
 Kyle Office: kyle@iosea.co.uk
 01599 534 555

www.iosea.co.uk

The Isle of Skye Estate Agency



The Isle of Skye Estate Agency

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The Isle of Skye Estate Agency

Portree Office: sales@iosea.co.uk

01478 612 683

Kyle Office: kyle@iosea.co.uk

01599 534 555



Hazel Cottage, 25 Fiscavaig, Isle of Skye

Magnificent Detached Property
 4 Double Bedrooms 2 En-Suite

Large Living Accommodation with Room to develop
 Large Fully Enclosed Garden with Detached Double Garage

Offers Over £342,500

Oil Central Heating, MFS & Wooden DG
 Potential for B&B or Large Family Home

Description:

Hazel Cottage is an immaculately presented substantial modern detached 4 bedroom property set within the friendly crofting township of Fiscavaig on the Minginish peninsula. Situated in an elevated position boasting stunning views over Loch Harport and Oronsay Island.

Hazel Cottage is an exceptionally well presented property finished to the highest standard throughout boasting spectacular sea views, large living accommodation, generous garden grounds and a detached double garage prime to convert to additional accommodation.

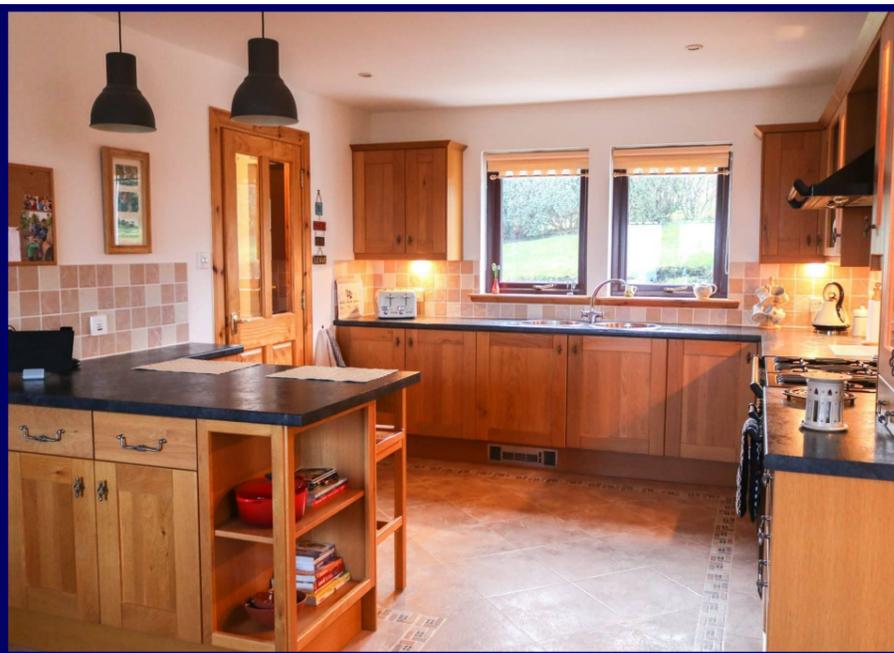
The accommodation within is spread over two floors with the bespoke staircase and feature windows allowing the property to flow seamlessly between levels. The lower level consists of an entrance vestibule, reception hallway with access to the W.C., bedroom with en-suite shower room and walk-in wardrobe, a grand open plan dining and kitchen area with a step leading to grand lounge, access is taken from the kitchen to the utility room. The feature staircase leads to a large landing with access to a large family bathroom and three double bedrooms, one with an en-suite shower room and walk-in wardrobe.

The property has been designed with open plan and spacious living in mind with very large rooms and multiple windows providing floods of natural light throughout. Benefiting from wooden double glazing, oil central heating, multi-fuel stove, gas facilities for cooking, low cost energy saving lighting throughout, recently redecorated in neutral tones, modern multi-room sound system and ample built in storage.

Hazel Cottage sits within ample garden grounds with generous parking to the side and rear, a lawn to front, side and rear and delightful flower beds making this garden easily maintained. The detached double garage comes with services in place ready to be converted to extra living accommodation (subject to planning).

Hazel Cottage provides luxurious spacious accommodation for any family home or could equally be used as an exceptional Bed and Breakfast establishment with room to expand.

Furniture is available by separate negotiation.



Room sizes

Ground Floor:

Entrance Vestibule: 6'01" x 5'03" at max. (1.87m x 1.62m)

Hallway: 14'03" x 10'00" (4.35m x 3.07m) at max.

W.C. 5'02" x 4'08" (1.58m x 1.43m)

Bedroom 1: 13'04" x 11'09" (4.08m x 3.59m)

En-Suite: 6'06" x 5'10" (1.98m x 1.80m)

Kitchen /Dining Area: 24'02" x 14'07" (7.38m x 4.45m) at max.

Lounge: 19'04" x 14'08" at max. (5.91m x 4.49m) at max

Utility: 11'09" x 5'05" (3.60m x 1.68m)



Upper Floor:

Landing & Stairs: 14'05" x 3'02" (4.41m x 0.98m) at max.

Bedroom 2: 13'03" x 11'09" (4.06m x 3.58m)

En-Suite: 6'06" x 5'10" (1.98m x 1.78m)

Bedroom 3: 14'04" x 9'05" (4.37m x 2.89m)

Bedroom 4: 13'05" x 13'03" at max. (4.09m x 4.01m) at max

Bathroom: 9'05" x 7'10" (2.89m x 2.39m)

Garage:

Ground Floor: 18'07" x 17'08" (5.67m x 5.39m) at max.

Upper Floor: 18'01" x 12'06" (5.53m x 3.81m) at max.

