



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



Heatherbrae, Portnalong, Carbost, Isle of Skye, IV47 8SL

Offers Over £200,000

Detached Cottage

Electric Storage Heating & Secondary Double Glazing

Widespread Views

Two Bedrooms

Extensive Private Garden Grounds

Detached Garage

Description:

Heatherbrae is a charming two bedroom property located in the picturesque township of Portnalong, Carbst, affording widespread views over the surrounding area.

This delightful cottage occupies an elevated position in the Ardtreck glen at Portnalong. The sheltered gardens, under the distinctive crag of Cnoc Heilia, provide a lovely ambience. The property would benefit from a degree of modernisation but still retains much of its character and charm with sash windows and would make a fantastic home upon completion.

The accommodation within is set out over one level and comprises of entrance lobby, hallway, lounge, kitchen, rear lobby, shower room, study room and two bedrooms. The property further benefits from secondary glazing throughout, electric storage heating, generous private garden grounds and detached garage.

Externally the property sits within extensive garden grounds extending to approximately 1.75 acres or thereby (to be confirmed by title deeds) and benefits from the addition of a garage and two outbuildings. The gardens are attractive and host a variety of established trees, shrubs and bushes.

Heatherbrae will make a lovely family home and viewing is highly recommended to fully appreciate the setting.



Room sizes

Ground Floor:

Entrance Lobby: 1.78m x 1.03m
(5'09" x 3'04")

Hallway: 3.27m x 1.83m (10'08" x 5'11") at max.

Lounge: 4.88m x 3.33m (15'11" x 10'11") at max.

Kitchen: 3.05m x 1.46m (9'11" x 4'09")

Rear Lobby: 1.58m x 0.94m (5'02" x 3'01")

Shower Room: 1.64m x 1.48m
(5'04" x 4'10")

Bedroom One: 4.14m x 2.31m
(13'07" x 7'07") at max

Bedroom Two: 3.45m x 3.28m
(11'03" x 10'09")

Study Room: 2.87m x 1.45m
(9'05" x 4'09")





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Services:

Mains water and electricity. Drainage to septic tank. Electric storage heating.

Council Tax: Band C

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.

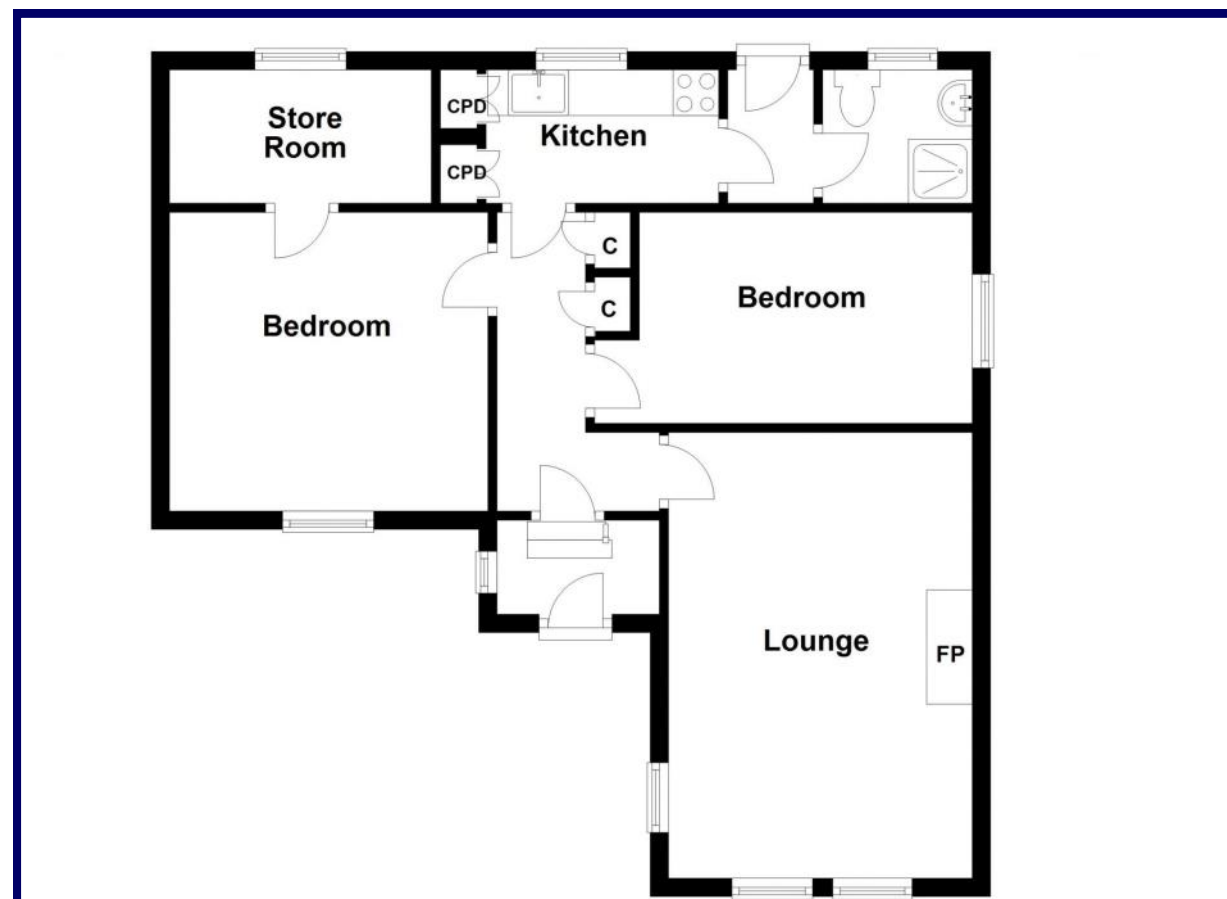
Directions:

From Portree head south on the A87 until you reach Sligachan. Turn right onto the A863 signposted to Dunvegan. After about 5 miles you will take a left hand turning signposted Carbost/Portnalong (B8009). Continue on this road passing through Carbost (you will pass the Talisker Distillery) and Fernilea until you reach the turn off for Fiscavaig. Take the left hand turn for Fiscavaig and follow this road passing the Skywalker Hostel, after the hostel take the left turn sign posted Portnalong Cemetery. Heatherbrae's driveway will be clearly marked on your left hand side.

Location:

Portnalong is a 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, the Island's capital.

From Heatherbrae, nearby amenities include Minginish Community Hall (0.3 mile); Tigh Ailean bar/restaurant (0.5 mile); Fiskavaig Beach (1 mile). From the rear or the property, the moderately steep walk to the top of Cnoc Heila (0.1 mile) provides outstanding views.



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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.