

The Isle of Skye Estate Agency
 Portree Office: Bridge Road
 Portree
 Isle of Skye
 IV51 9ER
 IV51 9ER
 Ross-Shire
 Kyle of Lochalsh
 Kyle Office: Main Street
 IV54 8RD

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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 your 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.

Location:
 Portnalong is a 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, the Island's capital

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 (B80090). Continue on this road passing through Carlost (You will pass the Talisker Distillery) and Ferielea until you reach Portnalong. Upon entering Portnalong continue towards the pier the property will be located on the right hand side some half a mile from the local pub. It will be sign posted.

Entry:
 By mutual agreement.

Viewings:
 Strictly by appointment through The Isle of Skye Estate Agency.

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

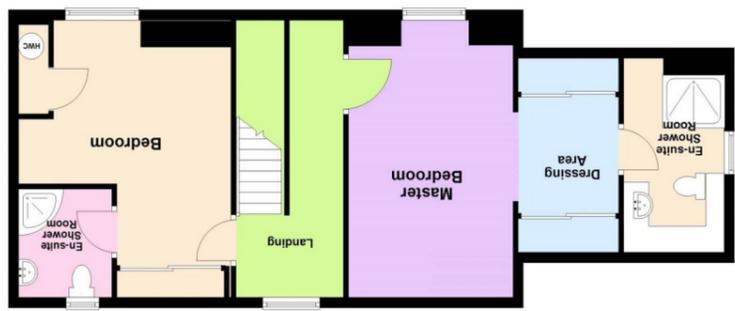
EPC Rating:
 Band C

Council Tax:
 Band E

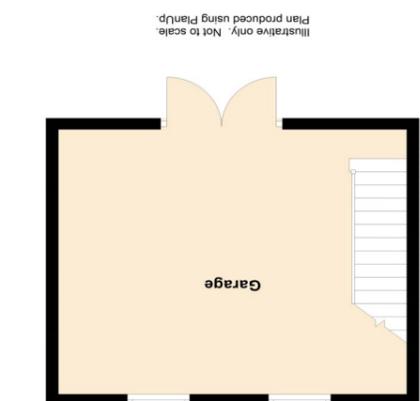
Services:
 Mains Electricity & Water. Drainage by Septic Tank. Oil central Heating, Multi Fuel Stove, Back Boiler. Super Fast Broadband.



First Floor



Ground Floor



Ground Floor



Illustrative only. Not to scale.
 Plan produced using PlanUp.

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

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Larach Beag, Portnalong, Isle of Skye

Magnificent Modern Detached Property
 3 Double Bedrooms 2 En-Suite

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

Offers Over £295,000

Oil Central Heating, MFS & UPVC DG
 Luxurious Fittings & Finishing's Throughout

Description:

Larach Beag is a superior modern detached 3 bedroom property set within the friendly crofting township of Portnalong on the Minginish peninsula with delightful views towards Loch Harport and surrounding croft land.

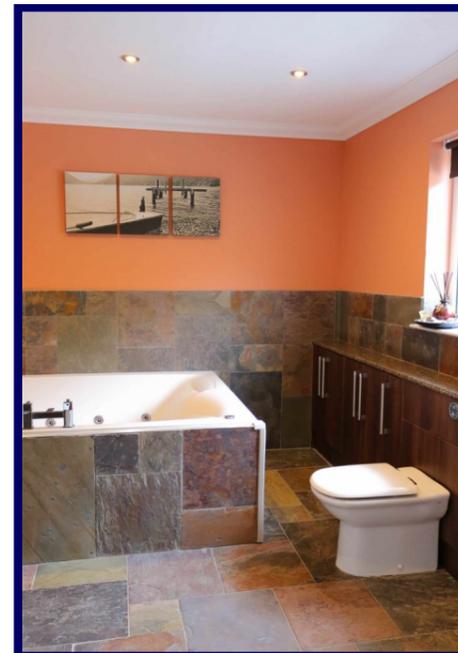
Larach Beag is an exceptionally well presented property finished to the highest standard throughout boasting beautiful solid wooden and tile floors, magnificent modern kitchen, luxurious family bathroom, generous living and storage space and is all set within ample low maintenance garden grounds with a detached garage prime to be converted for further accommodation.

The accommodation within is spread over two floors with the lower level consists of a large entrance porch, hallway, lounge, large kitchen/ diner, utility room and pantry, family bathroom and bedroom two. The staircase leads to a large landing area granting access to the magnificent en-suite bedrooms upstairs. The property benefits from UPVC double glazing, oil central heating, feature multi-fuel stove with Back Boiler, gas facilities for cooking, boiling H2O tap.

Larach Beag sits within delightful garden grounds with generous parking and areas available for dining and drying. Built in 2010 by the current owners, the property provides luxurious spacious accommodation for any family or could equally be used as an exceptional Bed and Breakfast establishment or holiday letting premises, with the garage providing a host of possibilities.

Garden

Larach Beag is set within fully enclosed fenced garden grounds with a gated entrance to the main property and gated entrance to the garage. There is ample private parking provided to the side of the property which benefits from a gravel surround, a lovely lawn in the rear garden along with a drying area and ample room for outside dining in the sun. There is the addition of raised decking along the fence line, which allows you to sit and admire the stunning views on offer. The garden hosts the oil tank, a garden shed and a wood store.



Room sizes

Ground Floor:

Entrance Porch: 5'10" x 5'06" (1.78m x 1.69m)

Hallway: 23'06" x 7'10" (7.18m x 2.17m) at max

Bathroom: 10'10" x 9'08" (3.32m x 2.95m)

Kitchen : 13'04" x 11'05" (4.09m x 3.50m) at max.

Dining Area : 13'05" x 10'11" (4.09m x 3.35m)

Lounge: 14'07" x 13'04" (4.46m x 4.09m) at max.

Utility: 7'09" x 6'04" (2.38m x 1.94m)

Pantry: 6'08" x 4'02" (2.05m x 1.29m)

Bedroom : 14'07" x 9'09" (4.46m x 2.99m) at max.



Upper Floor:

Landing & Stairs: 16'04" x 7'04" (4.98m x 2.26m) at max.

Bedroom 3: 15'10" x 14'08" (4.85m x 4.49m) at max.

En-Suite: 7'02" x 5'03" (2.21m x 1.62m)

Master Bedroom: 15'08" x 10'08" (4.78m x 3.26m) at max.

En-Suite: 11'07" x 6'06" (3.54m x 1.99m) at max.

Dressing Area: 11'08" x 6'06" (3.56m x 1.99m) at max

Garage:

Ground Floor: 18'04" x 15'05" (5.60m x 4.70m)max.

Upper Floor: 18'04" x 10'04" (5.60m x 3.17m)max

