



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



Ma Bit, 5 Carbstbeg, Isle of Skye, IV47 8SH.

Offers Over £610,000

Modern Detached House
Three Bedrooms (1 en-suite)

7.4 Acres or Owner Occupied Croft (to be confirmed by title)
Double Glazing and Air Source Under Floor Heating

Walk-In Condition
Stunning Loch & Mountains Views

Description:

Ma Bit, 5 Carbstbeg is a beautifully presented, detached three-bedroom modern home boasting stunning, panoramic loch and mountain views over Loch Harport and the Cuillin Mountains.

Ma Bit is a modern detached three-bedroom property set in a truly enviable position affording stunning views over Loch Harport and the Cuillins. Adjacent to the house is a large, spacious outbuilding offering a variety of uses. The property occupies half an acre, or thereby, of garden grounds and also comes with 7.4 acres, or thereby, of owner occupied croft land. Both areas of land are to be confirmed by title deed.

The accommodation within comprises of entrance hall, shower room, laundry room, open plan kitchen/dining/living and master king-size bedroom with ensuite shower room on the ground floor. On the first floor is a family bathroom and two double bedrooms. The detached outbuilding offers the owner a variety of uses – gym, home office or self contained holiday let (subject to obtaining STL licence).

The property further benefits from Nordan windows and doors throughout, zoned, Air Source under floor heating and an air recycling system. The property is presented in walk-in condition and is finished with quality fittings and fixtures such as a sleek, modern Pronorm kitchen with Miele appliances, beautifully tiled floors and is decorated in modern, neutral tones throughout. Interlinked heat and smoke detectors are fitted throughout the property.

Externally, the property sits in a commanding position overlooking Loch Harport with stunning views toward the Cuillins. A decked area with seating overlooks the loch and is a wonderful spot to sit and enjoy the peaceful surroundings. The immediate garden grounds are approximately half an acre in size, or thereby, with a further 7.4 acres, or thereby, of owner occupied croft land included. A gravel driveway leads from the main township road and parking is provided for several vehicles. An EV charging point is located at the front of the property.



Room sizes

Ground Floor

Entrance Hall

2.16m x 1.64m (7'01" x 5'04").

Shower Room

2.55m x 1.98m (8'04" x 6'05").

Laundry Room

2.99m x 2.73m (9'09" x 8'11").

Open Plan Living

5.41m x 14.14m (17'08" x 46'04").

Master Bedroom

5.11m x 5.41m (16.09" x 17'09") at max.

En Suite

2.53m x 1.98m (8'03" x 6'06").

First Floor

Bedroom Two

3.35m x 3.57m (11'00" x 11'08").

Bedroom Three

3.63m x 3.57m (11'11" x 11'08").

Bathroom

1.69m x 2.37m (5'06" x 7'09").

First Floor

Outbuilding / Studio

Ground Floor – 6.18m x 7.71m (20'03" x 25'03")

Mezzanine – 3.61m x 7.71m (11'10" x 25'03").





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Services:

Mains water and electricity. Drainage to septic tank.

Underfloor Air Source Heating.

Council Tax: E

EPC Rating:

Band B

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:

What3Words:///jugs.superhero.diets

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) continue on this road for approximately one mile and the property will be on your right hand side below the road.

Location:

Carbostbeg is a small crofting township located approximately one mile north of Carbost where there is a community owned village shop and a post office as well as a village Inn, doctor's surgery and a primary school. Carbost is also home to the world famous Talisker Distillery and Visitors centre. The capital town of the Island Portree is approximately 20 miles away and benefits from a selection of shops including supermarkets, hotels, restaurants, leisure facilities, a modern medical centre and cottage hospital and secondary schooling. 'Ma Bit' centrally located and close Skye's famous Cuillin Mountains and would be the ideal base for anyone interested in climbing, walking and exploring the whole island. Glenbrittle Beach, Talisker Bay along with the world famous Fairy Pools are located close by.



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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 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.

Portree Office: Bridge Road
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Isle of Skye
IV51 9ER

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