



# The Isle of Skye Estate Agency

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The Isle of Skye Estate Agency

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## Sheildaig, Carbost, Isle of Skye, IV47 8SE

Traditional Croft House in Quiet Township

2/3 Bedroom Property

Generous Garden Grounds

Stunning Views out over Loch Harrport and Cuillin Mountains

**Offers Over £162,000**

UPVC Double Glazing, Electric Heating

Close to Local Amenities

## Description:

Shieldaig is a charming 2/3 bedroom former croft house set in an elevated position boasting panoramic views over Loch Harrport to the Cuillin mountain range beyond and the world famous Talisker Distillery right on your door step. The property sits within delightful private garden grounds and is located within easy commuting distance of Carbost, Portree and Broadford.

Shieldaig is a delightful traditional croft house set within private garden grounds just outside of the village of Carbost. The property would benefit from some degree of modernization internally however it still retains a warm welcoming homey feeling throughout. The accommodation within is set out over two levels and comprises of; Entrance Porch / Conservatory, Hallway, Lounge, Kitchen / Diner, Bathroom and Extended Utility areas on the ground floor with Two Double Bedrooms and Box Room on the first floor. The property further benefits from UPVC double glazing, oil fired central heating, built in storage and original features throughout.

The property is surrounded by a large fully enclosed garden which is mainly laid to lawn with well established shrubs and bushes, along with a ample space for sitting outside and enjoying the view, however the parking at the property is restricted.

Shieldaig would make a comfortable home or idyllic holiday letting property set in a picturesque area boasting sea and mountain views, all within reach of the many local amenities on offer.



## Room sizes

### Ground Floor:

**Conservatory:** 7'08" x 7'03" (2.35m x 2.22m) at max.

**Hallway:** 13'05" x 8'09" (4.09m x 2.68m) at max.

**Lounge:** 13'06" x 12'00" (4.13m x 3.66m)

**Kitchen /Diner :** 13'06" x 11'00 (4.12m x 3.38m)

**Bathroom:** 8'06" x 5'01" (2.61m x 1.56m)

**Utility Area:**12'04" x 7'01" (3.77m x 2.17m)

**Utility Rear:**9'03" x 4'02" (2.84m x 1.27m)

**Rear Store:**9'04" x 5'07" (2.87m x 1.73m)

### Upper Floor:

**Landing:** 7'11" x 6'04" (2.43m x 1.94m) at max.

**Master Bedroom:** 13'09" x 13'07" (4.20m x 4.15m) at max.

**Bedroom Two:** 13'05" x 12'00" (4.09m x 3.68m)

**Box Room:** 8'06" x 5'08" (2.61m x 1.76m)

### Garden

Shieldaig is set within generous garden grounds which are mainly laid to lawn with several well established flowers, shrubs and bushes bordering the garden. The garden offers views to Loch Harrport and the Cuillin mountains beyond. There is a small wooden garden shed to the rear. A path goes from the road to the main dwelling. There is no formal parking at the property and questions should be directed to the Highland Council with regards to parking options. *Please note that there may be animal traps within the garden and exploring this should be done with great care.*





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## Council Tax:

C

## EPC Rating:

Band F

## Entry:

By mutual agreement.

## Viewings:

Strictly by appointment through The Isle of Skye Estate Agency.

## Services:

Mains electricity and water and drainage to septic tank. Phone and Broadband (please check with provider) Fireplaces. Electric Heating.

## Home Report:

Please contact The Isle of Skye Estate Agency.

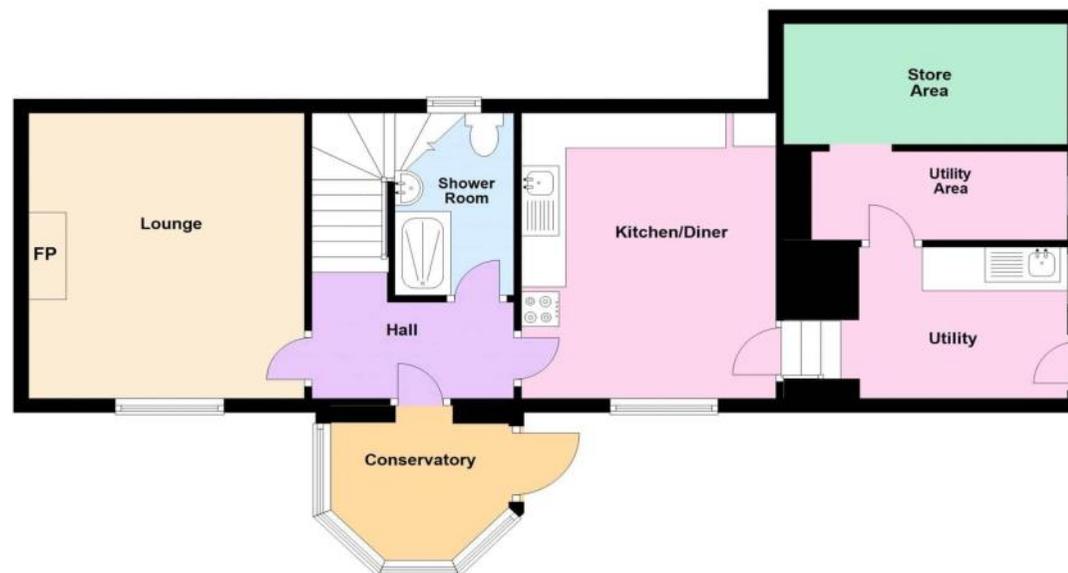
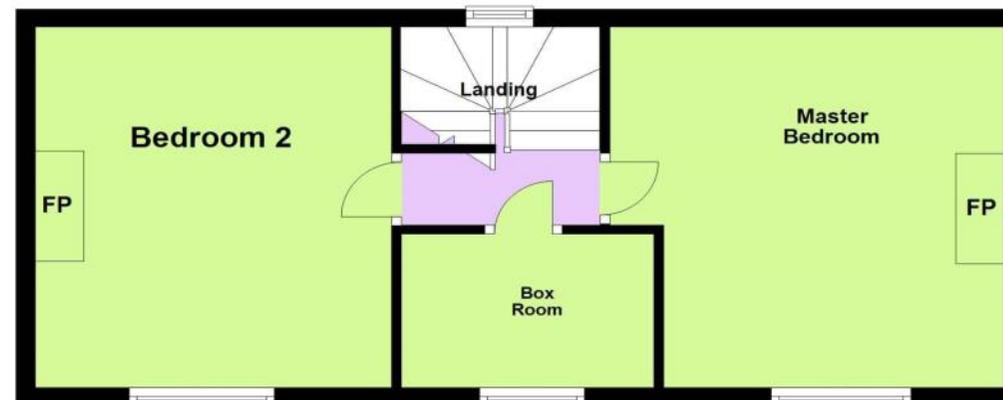
## Directions:

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 Carbost/Portnalong (B80090). Continue on this road passing through Carbost (you will pass the Talisker Distillery) continue on this road heading up the hill, half way up the property will be located on the right hand side.

## Location:

Carbost is a small village located in the wonderful west coast of Skye. The village itself has a good 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 some 15 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. Located centrally the property is close to 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

## First Floor



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.

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