



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



Torgorm, 8 Carbostmore, Carbost, Isle of Skye, IV47 8ST.

Fixed Price £249,000

Detached House

Oil Fired central heating, UPVC Double Glazing

Private Garden Grounds

Four Bedrooms (1 en-suite)

Views Over Loch Harport & The Cuillins

Off-Street Parking

Description:

Torgorm is a four bedroom detached property located in the picturesque township of Carbostmore. The property benefits from uninterrupted views across Loch Harport towards the Red Cuillin mountains.

Torgorm is located in the crofting township of Carbostmore on the Minginish Peninsula in the West of Skye. The property is set down below the main township road set in an elevated position boasting widespread views across Loch Harport towards and the Red Cuillin Mountains.

The accommodation within comprises of entrance hallway, kitchen/dining room, lounge, conservatory three double bedrooms (1 en-suite) and family bathroom on the ground floor with a small landing and fourth bedroom located on the first floor. The property further benefits from UPVC double glazing throughout, oil fired central heating and multi-fuel stove in the lounge.

Externally, the property is set within wraparound garden grounds which are mainly laid to lawn. Parking is available on the gravel drive to the side of the property.

Torgorm provides a fantastic opportunity to purchase a family home in a stunning location and must be viewed to appreciate the accommodation and views on offer.

Additional land available by separate negotiation.

**** Please note - the seller is treating the Japanese knotweed and will be able to produce a guarantee for the work on completion ****



Room sizes

Ground Floor

Entrance Hallway: 4.86m x 1.08m (15'11" x 3'06") at max.

Kitchen/dining room: 9.10m x 4.29m (29'06" x 14'01") at max.

Conservatory: 3.72m x 2.99m (12'02" x 9'09").

Lounge: 4.57m x 3.96m (14'11" x 13'00").

Master Bedroom: 4.75m x 2.71m (15'06" x 8'10").

Master En-Suite: 2.33m x 0.85m (7'07" x 2'09").

Bedroom Two: 4.08m x 2.88m (13'04" x 9'05").

Bedroom Three: 4.16m x 3.37m (13'07" x 11'00") at max.

Bathroom: 2.27m x 1.75m (7'05" x 5'08") at max.

Bedroom Three: 3.31m x 3.09m (10'10" x 10'01").

First Floor:

Landing: 4.38m x 1.72m (14'04" x 5'07") at max.

Bedroom Four: 3.96m x 3.80m (12'11" x 12'05") at max.





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Services:

Mains water and electricity. Drainage to septic tank. Oil Fired-Central Heating.

Council Tax: Band C

EPC Rating:

Band D

Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

Strictly by appointment through The Isle of Skye Estate

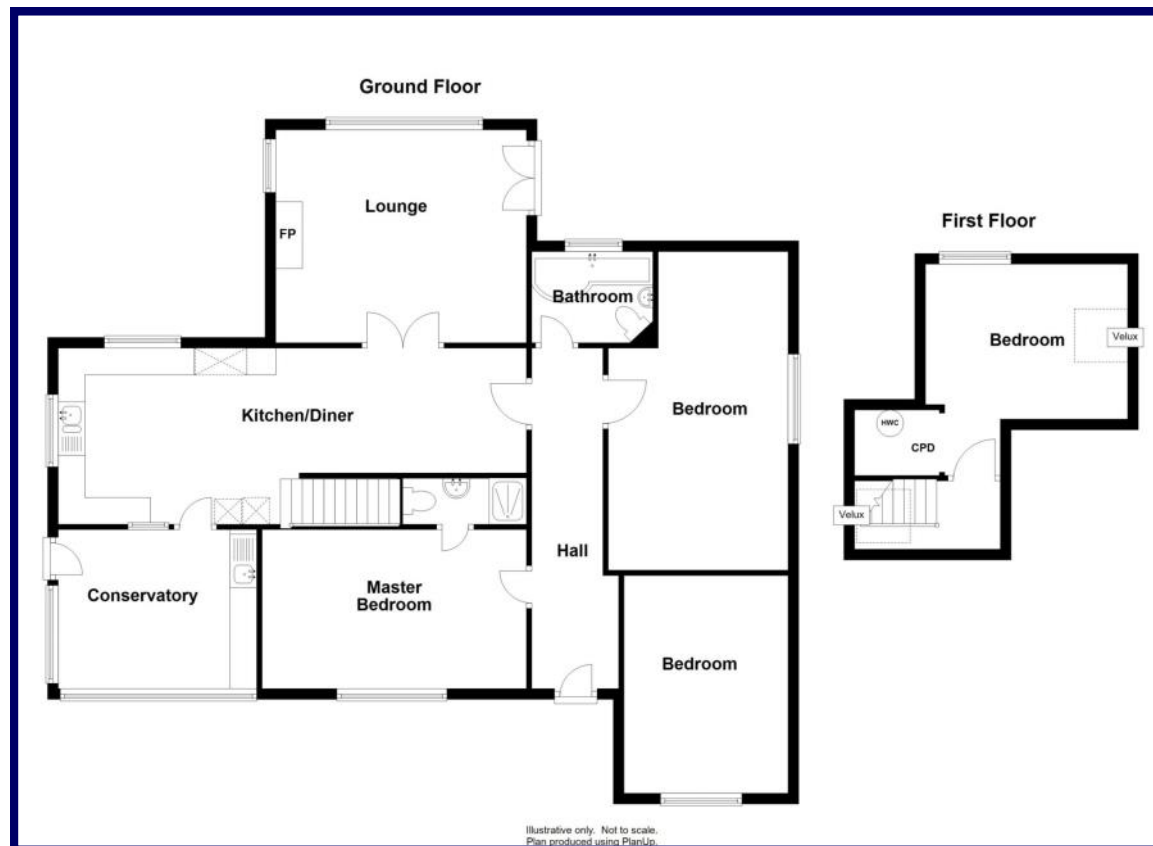
Entry:

Directions:

Heading north from Sligachan on the A863 take the left hand turning signposted Carbost and the Minginish Peninsula (and Talisker Distillery). Follow this road for approximately 2 mile. Just as you start to drop down into Carbost there is a private access road on your right to the property set down below the township road.

Location:

The area of Carbost is situated on the western side of the Island and is made up of a number of smaller townships all overlooking the picturesque Loch Harport. 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 away benefits from a selection of shops including supermarkets, hotels, restaurants, leisure facilities, a modern medical centre and cottage hospital and secondary schooling. The property is centrally located and close Skye's famous Cuillin Mountains and would be the ideal base for anyone interested in walking and exploring the whole island. Glenbrittle Beach and Talisker Bay are also close by.



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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.