



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



Trien Cottage, Carbstmore, Carbst, Isle of Skye, IV47 8ST.

Offers Over £200,000

Detached Bungalow

Electric Heating & Double Glazing

View Across Loch Harport

Two Bedrooms

Private Garden Grounds

Ideal First Time Buyers Property

Description:

Trien Cottage is a delightful two bedroom bungalow located in the township of Carbostmore occupying an elevated position boasting uninterrupted views over Loch Harport.

Trien Cottage is a well presented bungalow located on the outskirts of the popular village of Carbost and all amenities on offer. The property is presented in walk-in condition and is tastefully decorated throughout.

The accommodation within is set out over one floor and comprises of entrance hallway, lounge, kitchen, two bedrooms and shower room. The property benefits from UPVC double glazing throughout, electric heating, multi fuel stove and private garden grounds.

The property is set within fully enclosed garden grounds which are mainly laid to lawn with mature trees, shrubs and bushes. Parking is provided to the side and front of the property on the tarmac driveway.

Trien Cottage would make a wonderful home set in the picturesque township of Carbostmore boasting uninterrupted loch views and must be viewed to appreciate the setting.



Room sizes

Ground Floor:

Entrance Hall: 3.35m x 3.8m
(11'01" x 10'11") at max.

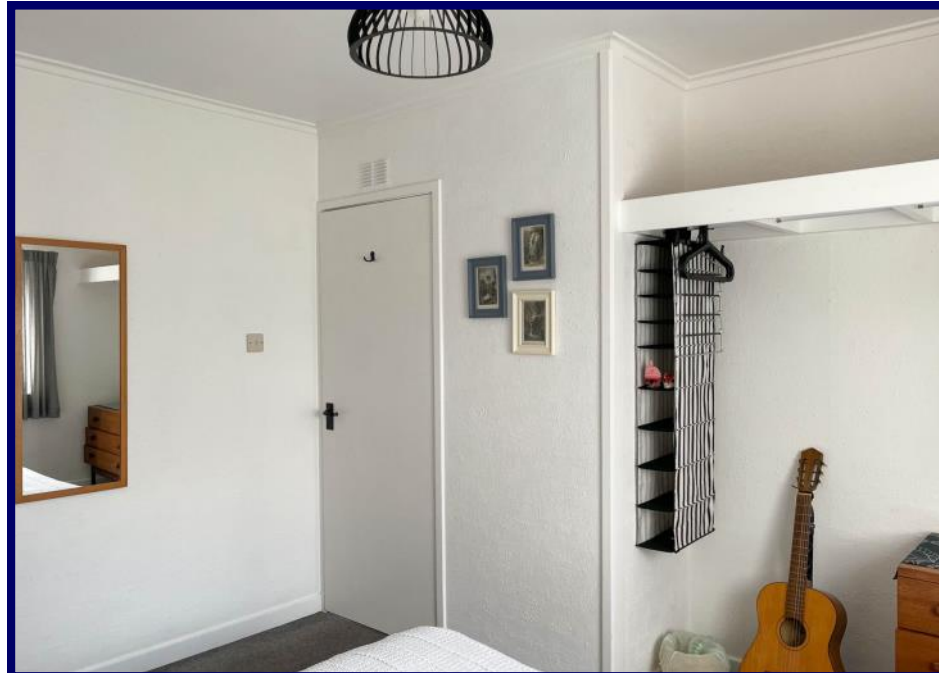
Lounge: 3.58m x 3.35m (11'08" x 10'11")

Kitchen: 3.57m x 1.82m (11'08" x 5'11")

Bedroom One: 3.42m x 3.24m
(11'02" x 10'07") at max

Bedroom Two: 2.62m x 2.41m
(8'07" x 7'10")

Shower Room: 2.33m x 1.99m
(7'07" x 6'06")





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Services:

Mains water and electricity. Drainage by way of septic tank.
Electric heating.

Council Tax: Band A

EPC Rating:

Band E

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:

Heading north from Sligachan on the A863 take the left hand turning signposted Carbost and the Minginish Peninsula (and Talisker Distillery). Trian Cottage is located on your right hand side opposite the junction for Glenbrittle.

Location:

The village of Carbost is situated on the western side of the Island on the shore of the picturesque Loch Harport. Services include a good village shop, post office, 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.