



The Isle of Skye Estate Agency

www.iosea.co.uk

The Isle of Skye Estate Agency

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Croft Assingation and House at 12 Fiscavaig, Carbost, Isle of Skye IV47 8JN.

Offers Over £280,000

35.34 Acres or thereby to be confirmed by title deed

Croft Tenancy

Two-Bedroom Detached Bungalow & Derelict Croft House

Stunning Sea Views



Details:

An exciting opportunity to acquire a sizable croft assignment with house extending to 35.34 acres or thereby (to be confirmed by title deeds) located in the picturesque crofting township of Fiscavaig set in an elevated position boasting widespread views over Fiscavaig Bay towards Ardtreck Point.

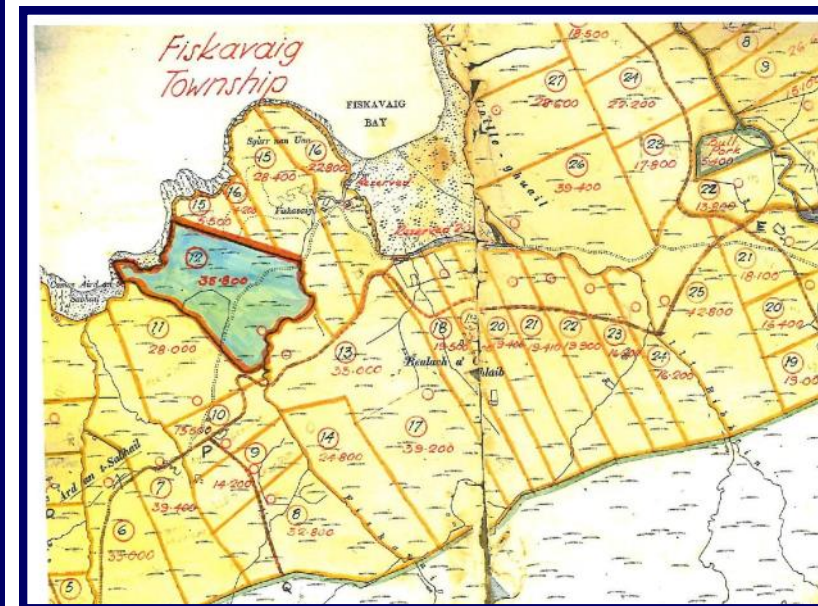
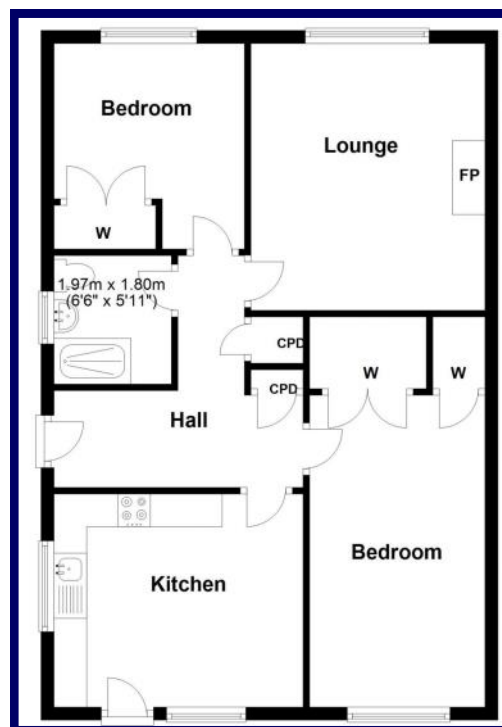
The subjects on offer is a sizable croft tenancy with house extending to 35.34 acres or thereby (to be confirmed by title deeds) located in the friendly crofting township of Fiscavaig. Located on the croft tenancy is a two-bedroom bungalow which is not decrofted and is in need of a degree of modernisation. The accommodation within comprises of entrance hallway, lounge, kitchen, two bedrooms and shower room. The property further benefits from UPVC double glazing throughout, oil fired central heating and ample built-in storage. Also located within the croft is the original croft house which is now in a derelict state however is decrofted.

The croft is of sloping nature extending down to the shoreline. The land has not been grazed for a number of years and is currently overgrown with areas of trees and shrubbery.

12 Fiscavaig would provide a rare opportunity to acquire a generous portion of croft land in a wonderful location and would be of interest to anyone interested in crofting or horticulture.

Crofting

All assignments of crofting tenancies require the approval of the Crofting Commission. Further information on Crofting can be found by contacting the Crofting Commission or visiting www.crofting.scotland.gov.uk Tel: 01463 663450



Location:

Located on the Minginish peninsula, Fiscavaig is a small crofting community 5 miles from Carbost, the nearest main village. In the neighbouring township of Portalong facilities include a small hotel/bar and a newly built community centre. In Carbost, home to the world famous Talisker Distillery facilities include a community owned village shop, post office/stationers, a pub and hostel. There is also a primary school in Carbost and secondary schooling is available in Portree, the Island's capital, some 20 miles away - a school bus service operates. There is a scheduled bus service between Fiscavaig and Portree that runs several times a day. The bus stop is just a few yards from the house.

Entry: By mutual agreement.

Services:

Mains water and electricity. Drainage to septic tank. Oil fired central heating.

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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