



# The Isle of Skye Estate Agency

[www.iosea.co.uk](http://www.iosea.co.uk)

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01478 612 683

Kyle Office: [kyle@iosea.co.uk](mailto:kyle@iosea.co.uk)

01599 534 555



## Durkar, 7 Carbstbeg, Carbst, Isle of Skye, IV47 8SH.

**Offers Over £375,000**

Detached Bungalow

Oil Fired Central Heating & UPVC Double Glazing

Stunning Loch and Mountain Views

Two Bedrooms (1 en-suite)

Well Maintained Garden Grounds

Walk-in Condition

## Description:

Durkar, 7 Carbstbeg is an immaculately presented, detached two-bedroom bungalow occupying an elevated position boasting panoramic loch and mountain views over Loch Harport and the Cuillin Mountains.

Durkar is a modern detached two-bedroom bungalow set in an enviable position affording stunning views over Loch Harport and the Cuillins. Sitting in generous fully enclosed garden grounds the property offers bright, well-proportioned rooms and ample built-in storage space.

The accommodation within comprises of entrance vestibule, hallway, lounge, study, kitchen/dining room, utility room, bathroom and two double bedrooms (one en suite). The property further benefits UPVC double glazing throughout, and oil fired central heating. The property has been well maintained and is presented in walk-in condition and is finished with quality fittings and fixtures and decorated in neutral tones throughout.

Externally, the property is set within neat garden grounds, which are mainly laid to lawn with trees, shrubs and bushes. To the rear of the property is a patio creating a private space to enjoy the surroundings. There is a detached garage to the side of the property with electricity connected and a caravan bay. A tarmac driveway from the township road leads to the property and provides ample parking for several cars.

Durkar provides a wonderful opportunity to purchase a modern home in a breath-taking setting and must be viewed to appreciate the accommodation and views on offer.



# Room sizes

## Ground Floor:

**Entrance Vestibule:** 1.53m x 1.27m (5'00" x 4'02").

**Hallway:** 9.49m x 3.83m (31'01" x 12'06" at max).

**Lounge:** 5.86m x 4.79m (19'02" x 15'08") at max.

**Study:** 3.04m x 2.18m (9'11" x 7'02").

**Kitchen/Dining Room:** 9.42m x 2.80m (30'10" x 9'02").

**Utility Room:** 2.78m x 1.90m (9'01" x 6'02").

**Master Bedroom:** 4.03m x 3.20m (13'02" x 10'06").

**Master En-suite:** 2.49m x 1.88m (8'01" x 6'02").

**Bedroom Two:** 4.21m x 2.99m (13'09" x 9'09").

**Bathroom:** 2.78m x 1.89m (9'01" x 6'02").

## External:

**Garage:** 6.05m x 3.81m (19'10" x 12'05").





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## Services:

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

**Council Tax:** Band E

## EPC Rating:

Band C

## Home Report:

Please contact The Isle of Skye Estate Agency.

## Viewings:

Strictly by appointment through The Isle of Skye Estate

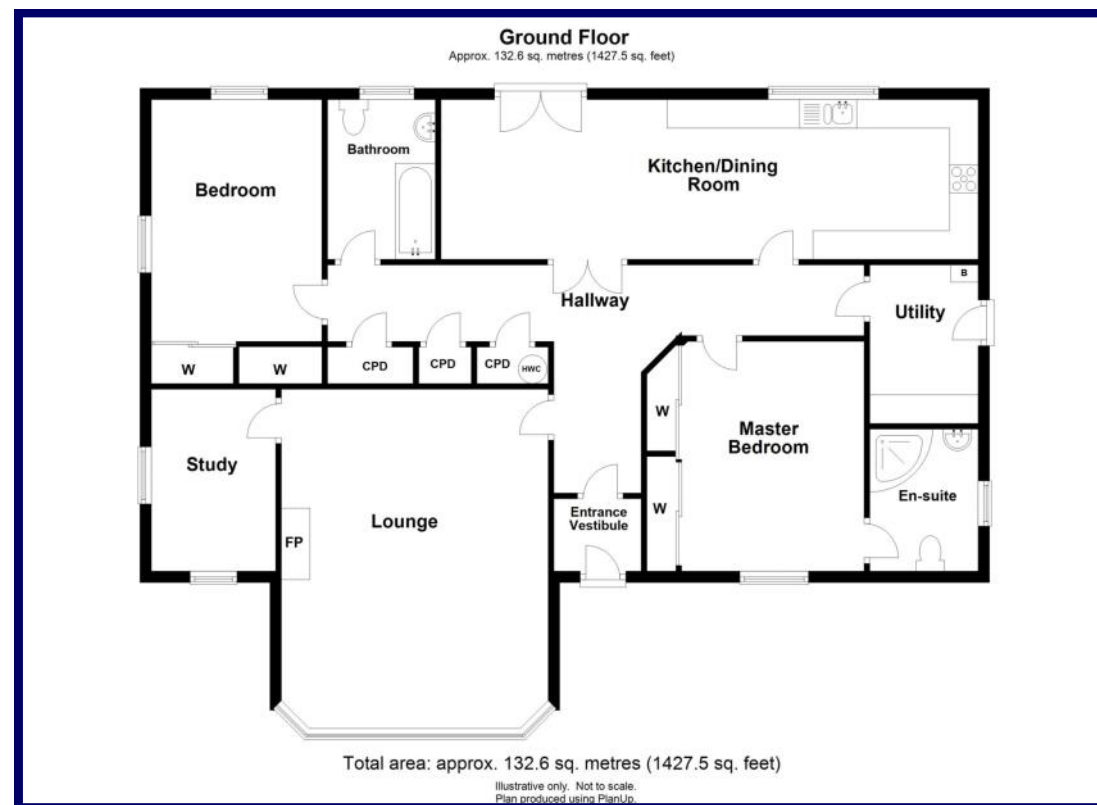
**Entry:** By Mutual Agreement

## Directions:

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 approx a mile and the property will be on your left hand side.

## Location:

Carbostbeg is a small crofting township located approximately a mile North of Carbost. 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. The plot is 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.



## The Isle of Skye Estate Agency

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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Isle of Skye  
IV51 9ER

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