



Durkar, 7 Carbostbeg, Carbost, Isle Of Skye, IV47 8SH
Offers Over £375,000

Durkar, 7 Carbstbeg, Carbst, Isle Of Skye, IV47 8SH

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.

- Detached Bungalow
- Two Double Bedrooms (1 en-suite)
- Oil Fired Central Heating
- UPVC Double Glazing
- Detached Garage
- Loch and Mountain Views
- Walk-in Condition
- Well Maintained Garden Grounds

Services

Mains Electric, Mains Water, Drainage by way of septic tank.

Tenure

Freehold

Council tax

Band C

Property Description

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.



Entrance Vestibule (5' 0.24" x 4' 2") or (1.53m x 1.27m)
Steps lead to the entrance vestibule which is accessed via a half glazed UPVC door. Access to hallway via decorative half glazed door. Painted in neutral tones. Carpeted.

Hallway (31' 0.44" Max x 12' 6.79" Max) or (9.46m Max x 3.83m Max)

Welcoming hall providing access to lounge, kitchen/diner, utility room, bathroom and two bedrooms. Three built-in storage cupboards, one housing the hot water tank. Loft hatch. Carpeted. Painted in a neutral tones.

Lounge (19' 2.71" Max x 15' 8.58" Max) or (5.86m Max x 4.79m Max)

Bright and spacious lounge with bay window to front elevation affording stunning views over Loch Harport and the Cuillin mountains. Feature fireplace. Access to study and hallway. Carpeted. Painted in neutral tones.

Study (9' 11.68" x 7' 1.83") or (3.04m x 2.18m)

Dual aspect study/office with windows to the front and side elevations affording views over Loch Harport and The Cuillins. Carpeted. Painted in neutral tones. Fully glazed door to lounge.

Kitchen/Diner (30' 10.87" x 9' 2.24") or (9.42m x 2.80m)

Impressive kitchen diner fitted with a large range of Laura Ashley wall and base units with contrasting worktop. Integrated dishwasher, oven and microwave/grill with 5 ring hob with extractor hood over. Stainless steel sink and drainer. Tile splashback. Window and patio doors to the rear elevation. Ample space for dining table and chairs. French doors and fully glazed door to hallway. Vinyl flooring. Painted in neutral tones.

Utility Room (9' 1.45" x 6' 2.8") or (2.78m x 1.90m)

Utility room with half glazed UPVC door to side providing access to the garden. Small range of base and wall units with worktop over. Space for white goods. Consumer unit and oil boiler housing. Decorative half glazed door to hallway. Painted in neutral tones. Vinyl flooring.

Master Bedroom (13' 2.66" x 10' 5.98") or (4.03m x 3.20m)

Impressive kitchen diner fitted with a large range of Laura Ashley wall and base units with contrasting worktop. Integrated dishwasher, oven and microwave/grill with 5 ring hob with extractor hood over. Stainless steel sink and drainer. Tile splashback. Window and patio doors to the rear elevation. Ample space for dining table and chairs. French doors and fully glazed door to hallway. Vinyl flooring. Painted in neutral tones.

En Suite (8' 2.03" x 6' 2.02") or (2.49m x 1.88m)

Modern en suite shower room comprising W.C., wash hand basin and corner shower cubicle with mains shower. Frosted window to side elevation. Tiled walls. laminate flooring. Extractor fan.

Bedroom 2 (13' 9.75" x 9' 9.72") or (4.21m x 2.99m)

Generously sized dual aspect double bedroom with windows to the rear and side elevations affording views over Loch Harport to the side. Built-in mirrored wardrobes. Carpeted. Painted in neutral tones.

Bathroom (9' 1.45" x 6' 1.62") or (2.78m x 1.87m)

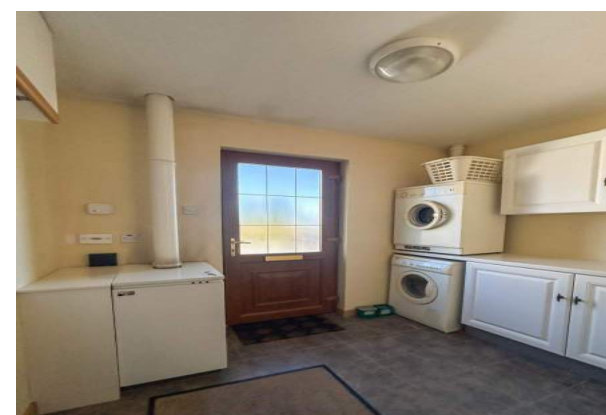
Bathroom suite comprising W.C., wash hand basin and jacuzzi bath with mains shower over. Frosted window to rear elevation. Tiled walls. Vinyl flooring. Chrome heated towel rail. Extractor fan.

Detached Garage (19' 10.19" x 12' 6") or (6.05m x 3.81m)

Detached single car garage providing plenty of storage space. Electric roller door at front and pedestrian door to side. Window to side elevation. Concrete flooring. The garage has power and lighting. Water is connected to the side of the garage.

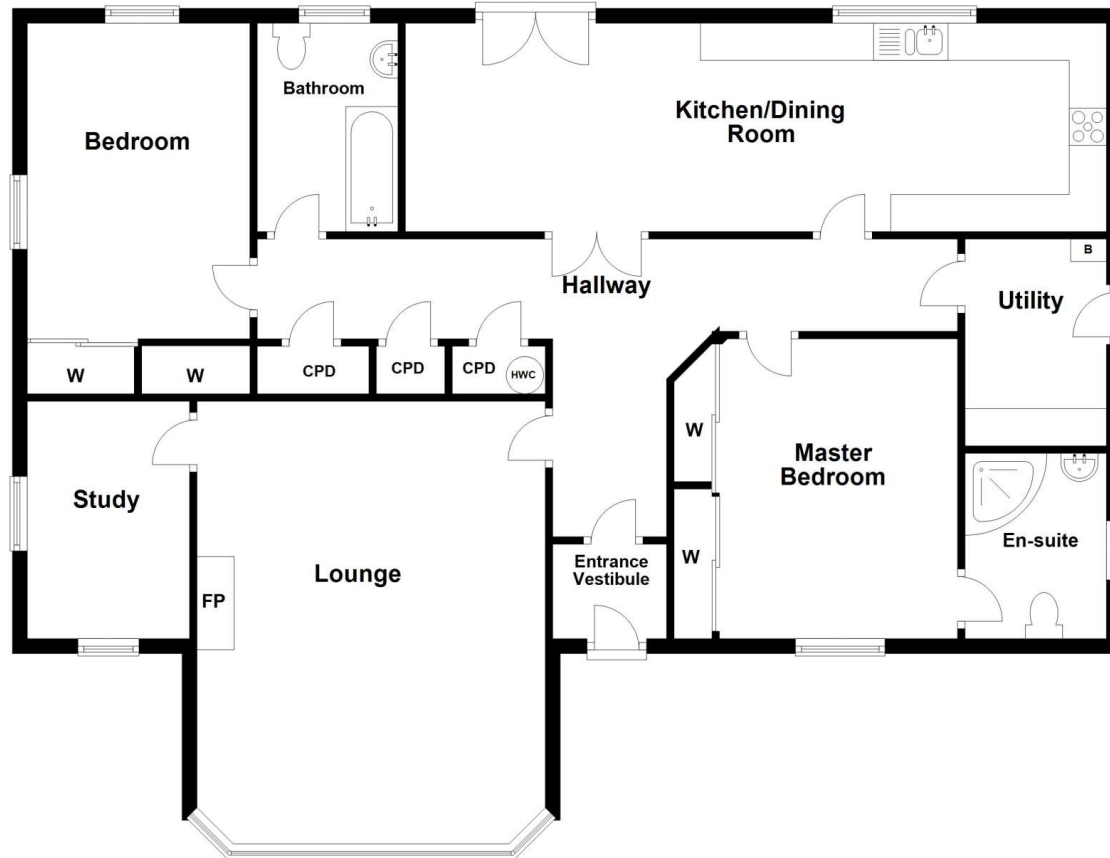
Garden

Durkar is set within neat, fully enclosed garden grounds, which are mainly laid to lawn with trees, shrubs and bushes. There is a patio to the rear creating a private area for al fresco dining. There is a detached garage to the side of the property with electricity connected. A tarmac driveway leads to the property with ample parking available to the side. There is also a caravan bay to the side of the garage. In addition to the garage is a timber shed and also a potting shed located to the rear of the property.



Ground Floor

Approx. 132.6 sq. metres (1427.5 sq. feet)



Total area: approx. 132.6 sq. metres (1427.5 sq. feet)

Illustrative only. Not to scale.
Plan produced using PlanUp.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92+) A		97	(92+) A		97
(81-91) B			(81-91) B		
(69-80) C	69		(69-80) C	69	
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC			England, Scotland & Wales EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.