

3 Hillside View, Fiscavaig, Carbost, Isle Of Skye, Scotland, IV47 8SN  
Offers In Region Of £325,000



# 3 Hillside View, Fiscavaig, Carbost, Isle Of Skye, Scotland, IV47 8SN

Number 3 Hillside View, Fiscavaig is a spacious, modern, detached four-bedroom bungalow located in the scenic township of Fiscavaig on the Minginish peninsula, affording stunning views over Loch Bracadale towards the lighthouse at Ardtreck Point and beyond.

- Spacious Detached Bungalow
- Stunning Views
- Large Garden Grounds
- Family Home
- Wood Burning Stove
- LPG Central Heating
- Double Glazing
- Garage

## Services

Mains Electric, Mains Water

## Tenure

Freehold

## Council tax

Band Not Specified

## Property Description

Number 3 Hillside View, Fiscavaig is a spacious, modern, detached four-bedroom bungalow located in the scenic township of Fiscavaig on the Minginish peninsula, affording stunning views over Loch Bracadale towards the lighthouse at Ardtreck Point and beyond.

Number 3 Hillside View is a bright and spacious detached four-bedroom bungalow set in an elevated position affording beautiful views over Loch Bracadale. Sitting in generous garden grounds the property offers family accommodation with bright, well-proportioned rooms and ample built-in storage space.

The accommodation within comprises of entrance vestibule, hallway, lounge, kitchen / diner, four double bedrooms, family bathroom, shower room, utility room and rear porch. The property further benefits from timber and aluminium double glazing throughout, LPG central heating and a wood burning stove in the lounge. There is a covered terrace to the side providing an ideal place for al fresco dining and an integral garage.

Externally, the property is set within large garden grounds and is positioned to make the most of the stunning views over Loch Bracadale. There is an integral garage to one side of the property and a small timber shed providing options for storage. Parking is available on the gravel drive to the front and side front of the property.

Number 3 Hillside View provides a fantastic opportunity to purchase a family home in a stunning location and must be viewed to appreciate the accommodation on offer.

The Home Report has highlighted an issue with the chimney. This will be fixed by the seller prior to sale.



**Entrance Vestibule (5' 2.99" x 5' 6.93" ) or (1.60m x 1.70m)**

Entrance vestibule accessed via timber door with glass side panel. Laminate flooring. Painted. Built-in storage cupboard. Access to hallway via double, 6 pane timber doors.

**Hallway (11' 6.19" x 26' 3.75" Max) or (3.51m x 8.02m Max)**

Wide, L-shaped hallway providing access to lounge, kitchen, bathroom, four double bedrooms and shower room. Two built in storage cupboards (one with hot water cylinder). Carpeted. Painted in neutral tones. Loft access.

**Lounge (17' 8.6" x 17' 3.87" ) or (5.40m x 5.28m)**

Spacious, bright lounge with picture window to front elevation affording views to the garden and Loch Bracadale. Accessed from the hall via a 15 pane glazed timber door. Wood burning stove with slate hearth. Carpeted. Painted in modern tones.

**Kitchen/Diner (15' 9.76" x 17' 8.99" ) or (4.82m x 5.41m)**

Modern fitted dining kitchen comprising a good range of wall and base units with contrasting worktop, incorporating a breakfast bar. Stainless steel sink and drainer with mixer tap. Free standing cooker with extractor hood above. Tiled at splash back. Window to side and rear elevations affording views to the garden. Vinyl flooring. Painted in modern tones. Access to utility.

**Utility Room (7' 4.58" x 5' 8.11" ) or (2.25m x 1.73m)**

Accessed from kitchen. Worktop with circular, stainless steel sink and taps. Space for white goods. LPG combination boiler. Vinyl flooring. Access to rear porch.

**Rear Porch (7' 8.91" x 7' 9.31" ) or (2.36m x 2.37m)**

Large rear porch with doors to front and rear providing access to garden and covered terrace. Window to rear. Tiled flooring.

**Bathroom (10' 1.26" x 6' 7.53" ) or (3.08m x 2.02m)**

Family bathroom comprising W.C., wash hand basin and bath with shower over. Frosted window to rear. Tiled at bath. Walls are partially tiled and painted. Vinyl flooring.

**Master Bedroom (13' 6.6" x 13' 4.63" ) or (4.13m x 4.08m)**

Large master bedroom with window to front elevation affording view to garden and Loch Bracadale. Built-in wardrobe with sliding mirrored doors. Carpeted. Painted in modern tones.

**Bedroom 2 (10' 1.26" x 12' 3.64" ) or (3.08m x 3.75m)**

Generously sized double bedroom with window to the rear elevation affording views to the garden. Carpeted. Painted. Built-in wardrobe.

**Bedroom 3 (10' 0.87" x 11' 5.01" ) or (3.07m x 3.48m)**

Double bedroom with window to rear elevation affording views to the garden. Built in wardrobe. Carpeted. Painted in modern tones.

**Bedroom 4 (13' 5.81" x 9' 3.42" ) or (4.11m x 2.83m)**

Double bedroom with window to front elevation boasting views over the garden towards Loch Bracadale. Built in wardrobe. Carpeted. Painted in modern tones

**Shower Room (6' 5.56" x 5' 10.08" ) or (1.97m x 1.78m)**

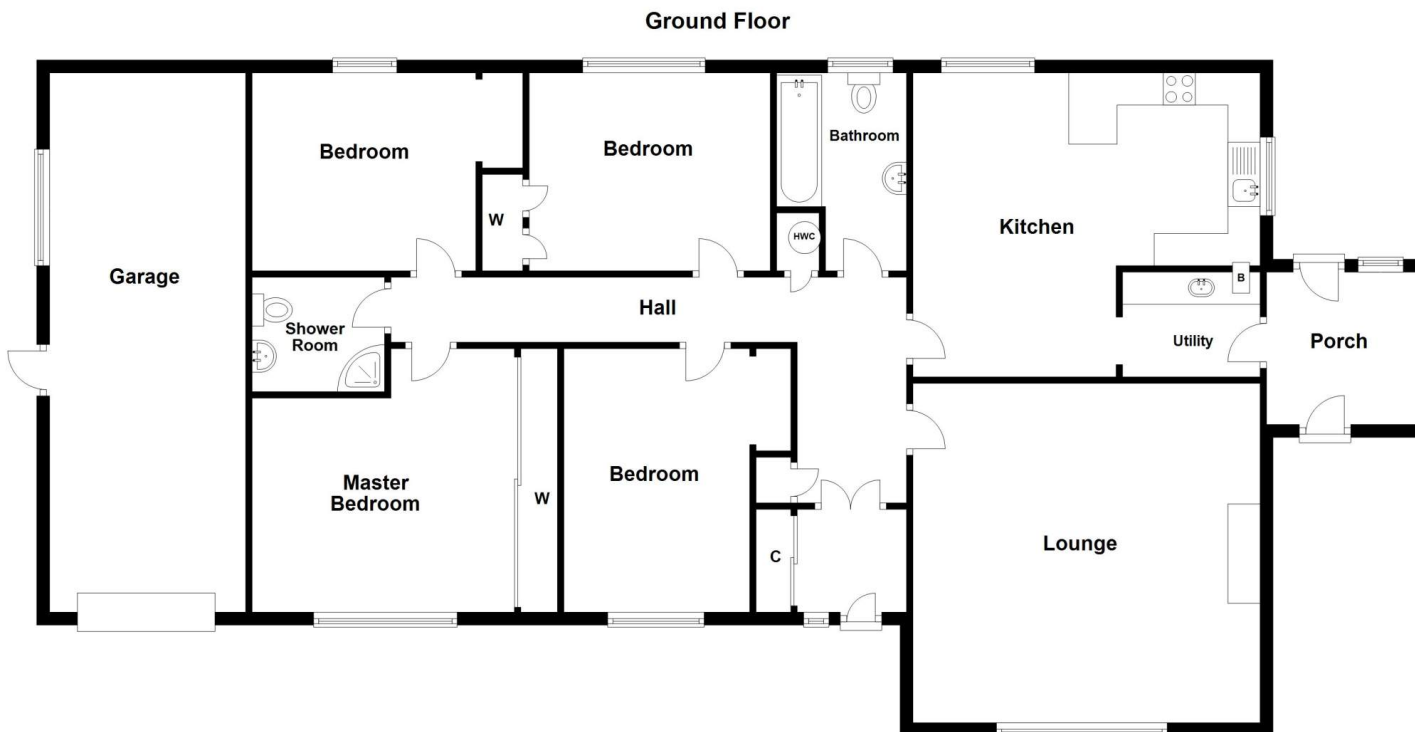
Modern shower room comprising W.C., wash hand basin and quadrant shower unit with electric shower. Respatex wet wall at shower. Tiled floor and walls. Extractor fan. Chrome, heated towel rail

**External**

Number 3 Hillside View sits within generous garden grounds affording widespread views over Loch Bracadale towards the lighthouse at Ardtreck Point and the countryside beyond. The wraparound garden grounds are mainly laid to lawn. A gravel driveway leads from the township road and provides parking for several vehicles. To the side of the property is a covered terrace area providing an ideal place to enjoy drinks whilst taking in the glorious views. A small timber shed provides additional storage. In the rear garden is a children's' treehouse.







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



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>			(92+) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		89
(69-80) <b>C</b>		80	(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>	64	
(39-54) <b>E</b>	51		(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> 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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.