



Arkle, Carbostmore, Carbost, Isle Of Skye, IV47 8ST  
Offers Over £425,000



# Arkle, Carbostmore, Carbost, Isle Of Skye, IV47 8ST

## \*\*\* PRICE REDUCTION \*\*\*

Arkle, Carbostmore is a beautifully presented, architect designed home set in an enviable position boasting panoramic views over Loch Harport.

- Architect Designed Property
- Stunning Location
- Loch Views
- Under Floor Heating
- Wood Burning Stove
- Private Garden Grounds
- Off Street Parking

## Services

Mains Electric, Mains Water

## Tenure

Freehold

## Council tax

Band E

## Property Description

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Arkle is a modern detached two-bedroom property set in an enviable position affording stunning views over Loch Harport. The Dualchas designed property, completed in 2007, sits in fully enclosed garden grounds of approximately 0.5 acres (to be confirmed by title deed) and offers bright and spacious living accommodation with all rooms boasts stunning views.

The accommodation within comprises of entrance hallway, open plan lounge/kitchen/dining area, utility room, a king size bedroom and shower room on the ground floor. The upper floor has a spacious double with en suite bathroom and a large gallery / lounge which offers the opportunity to create a third bedroom. The property further benefits UPVC double glazing and electric under floor central heating throughout the downstairs. There is also a wood burning stove in the lounge. The property has been beautifully maintained by the current owners and is presented in walk-in condition. Arkle is finished with quality fittings and fixtures and decorated in modern, neutral tones throughout.

Externally, the property is set within neatly kept garden grounds, which are mainly laid to lawn with a decked area overlooking the loch - the perfect place to enjoy the beautiful views and sunsets. A tarmac driveway from the township road leads to the property and provides ample parking for several cars. A small timber shed provides storage and has power connected

Arkle 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 Hall (5' 7.72" x 6' 7.92" ) or (1.72m x 2.03m)**

Spacious entrance hall way with slate tiled floor. Painted white. Large storage cupboard housing the consumer unit. Access to utility room. Underfloor heating and skylight allowing natural light in. Access to inner hall providing access to the open plan living area and stairs to upper floor.

**Open Plan Kitchen/Lounge/Dining Room (39' 2.08" x 16' 9.57" ) or (11.94m x 5.12m)**

Large, bright open plan living area comprising of kitchen, dining space and lounge.

Kitchen - slate tiled flooring. Breakfast counter with built in storage underneath. Marble worktops with inset stainless steel sink. Integrated oven and ceramic hob. Free standing fridge freezer. Integrated dishwasher. Under stair storage cupboard. Door to external deck and garden.

Dining & Lounge - separated by a room divider these areas have two large patio doors to the rear affording access to the decking and garden. Expansive views over Loch Harport are afforded. The lounge has a wood burning stove.

Underfloor heating. Decorated in modern, neutral tones. A large Velux window allows natural light to flood the room.

**Utility Room (6' 0.05" x 6' 7.92" ) or (1.83m x 2.03m)**

Utility room with worktop and ceramic sink and mixer tap. Storage cupboard under sink. Washing machine and tumble dryer. Velux skylight above sink. Slate tiled floor. Underfloor heating. Access to shower room and bedroom.

**Bedroom 1 (10' 1.65" x 12' 4.42" ) or (3.09m x 3.77m)**

King size bedroom with large, floor to ceiling window boasting stunning loch views. Door to external decking.

Walk in wardrobe with shelving and hanging space.

Engineered oak flooring. Neutral, modern decor. Under floor heating.

**Shower Room (6' 8.71" x 10' 0.08" ) or (2.05m x 3.05m)**

Generously sized shower room comprising W.C, wash hand basin and walk in shower with mains fed shower. Window to side with view to garden. Slate tiled floor with under floor heating. Storage cupboard. Extractor fan.

**Bedroom 2 (11' 0.68" x 11' 11.7" ) or (3.37m x 3.65m)**

King size bedroom with three Velux windows to rear giving view over Loch Harport. Engineered oak flooring. Electric panel radiator. Painted in neutral tones. Built in storage in eaves. Access to ensuite bathroom.

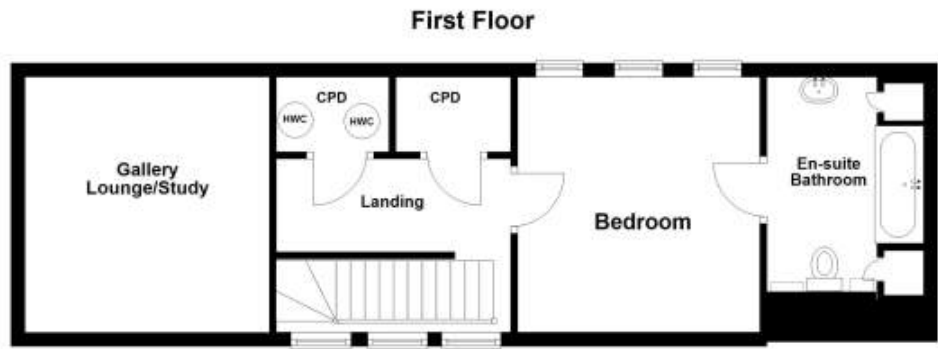
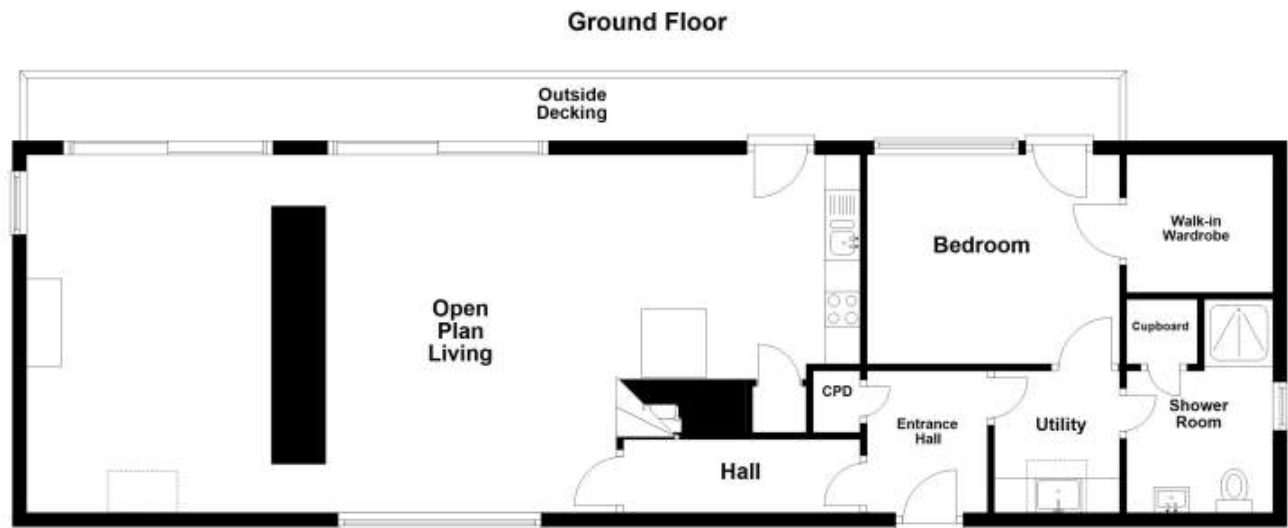
**En Suite (7' 4.19" x 10' 2.83" ) or (2.24m x 3.12m)**

Modern en suite bathroom comprising W.C, wash hand basin and bath tub with mains fed shower over. Slate tiled floor. Tiled at bath/shower. Walls are part tiled and part painted. Storage cupboard either side of bath. Two Velux windows to front giving a view to the Cuillin ridge.

**Gallery (11' 5.4" x 12' 4.82" ) or (3.49m x 3.78m)**

Gallery/lounge area on first floor, overlooking lounge area. Engineered oak flooring. Storage in eaves. Decorated in modern tones. Three Velux windows to rear boasting views towards Loch Harport. Offer potential for third bedroom or home office.





| 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>  |         |           |
| (69-80) <b>C</b>                                  |         |           | (69-80) <b>C</b>  |         | 69        |
| (55-68) <b>D</b>                                  |         | 66        | (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>                                  | 39      |           | (39-54) <b>E</b>  | 46      |           |
| (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.