



10 Harport Cottages, Carbost, Isle of Skye, IV47 8SS
Offers Over £190,000

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10 Harport Cottages is a well presented three bedroom mid terrace property located in the popular village of Carbost affording uninterrupted views over Loch Harport.

- Three Bedrooms
- Mid-Terrace House
- Sea Views
- Electric Heating
- Double Glazing
- On Street Parking
- Front and Rear Garden
- Ideal Family Home

Services

Mains Electric, Mains Drainage, Mains Water

Tenure

Freehold

Council tax

Band Not Specified

Property Description

10 Harport Cottages is a delightful three bedroom property located on the shore of Loch Harport ideally positioned to take advantage of all the amenities the village has to offer. The property has been well maintained by the current owner and is presented in walk-in condition with bright and spacious living accommodation.

The spacious accommodation within is set out over two floors and comprises: Entrance porch, hallway, lounge, kitchen and rear vestibule on the ground floor with three bedrooms and family bathroom located on the first floor. The property further benefits from electric storage heating, double glazing and ample built in storage.

Externally the property sits within well maintained garden grounds which are mainly laid to lawn. The rear garden offers exceptional views over Loch Harport. Additionally the rear garden hosts two timber sheds with private residents only parking is available to the front of the property.

10 Harport Cottages is a wonderful property conveniently positioned in the centre of Carbost and would make an ideal family home.



Porch (4' 0.82" x 3' 2.58") or (1.24m x 0.98m)

Half glazed timber door provides entry to the porch. Window to side elevation. V-lined. Wood flooring. Access to hall via frosted glass door.

Hallway (12' 2.46" Max x 13' 6.99" Max) or (3.72m Max x 4.14m Max)

Hallway providing access to the lounge with carpeted stairs leading to the first floor. Three built-in storage cupboards, one housing the hot water tank and one housing the consumer unit. Frosted window to front elevation. Carpeted. Woodchip wallpaper.

Lounge/diner (19' 5.07" x 11' 0.28") or (5.92m x 3.36m)

Dual aspect lounge with windows to the front and rear elevations boasting views over Loch Harport. Feature fireplace with electric stove insert. Space for dining table and chairs. Carpeted. Painted. Door through to kitchen.

Kitchen (11' 5.4" x 8' 4.79") or (3.49m x 2.56m)

Fitted kitchen with a good range of wall and base units with contrasting worktop over. Freestanding electric oven and hob. Stainless steel sink and drainer. Space for white goods. Window to rear affording views over Loch Harport. Wood flooring. Painted. Access to rear vestibule.

Rear Vestibule (5' 9.68" x 2' 11.04")

Bedroom 1 (9' 6.57" x 12' 2.06") or (2.91m x 3.71m)

Double bedroom with window to rear elevation with views over Loch Harport. Carpeted. Woodchip wallpaper.

Bedroom 2 (9' 7.35" x 14' 2.47") or (2.93m x 4.33m)

Good size double bedroom with window to the front elevation. Carpeted. Woodchip wallpaper.

Bedroom 3 (10' 3.62" Max x 9' 2.24" Max) or (3.14m Max x 2.80m Max)

Single bedroom with window to front elevation. Built in storage. Carpeted. Woodchip wallpaper.

Bathroom (5' 6.14" x 7' 2.61") or (1.68m x 2.20m)

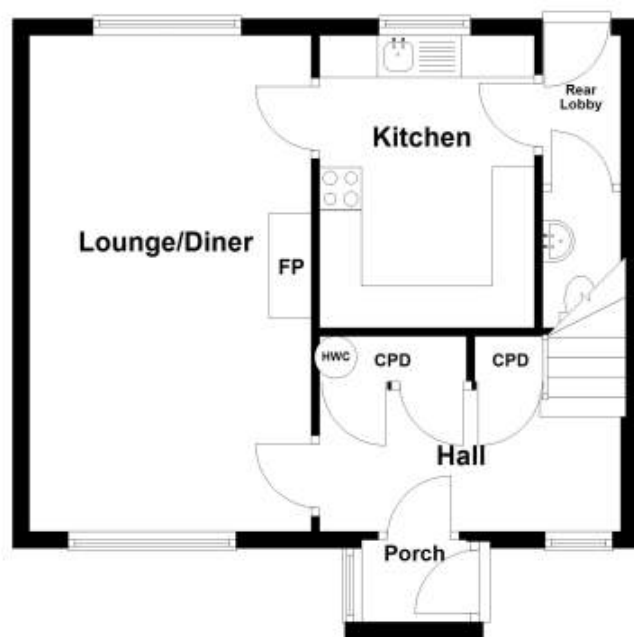
Family bathroom comprising W.C., wash hand basin and bath with electric shower over. Frosted window to rear elevation. Tile splashback. Partially v-lined and painted. Laminate flooring.

Garden

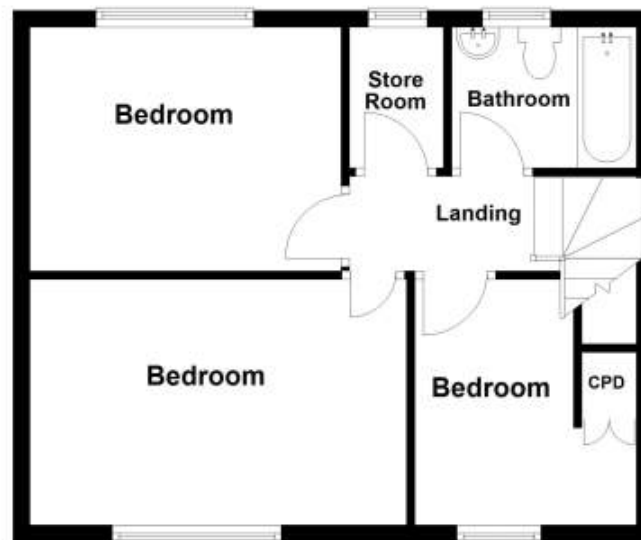
Externally the property sits within neat and well maintained garden grounds which are mainly laid to lawn. The rear garden hosts two timber sheds. On street parking is available to the front of the property.



Ground Floor



First Floor



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			(92+) A		93
(81-91) B			(81-91) B		
(69-80) C		74	(69-80) C	80	
(55-68) D			(55-68) D		
(39-54) E	49		(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.