



Applegate, Camustianavaig, Portree, Highland, IV51 9LQ
Offers Over £345,000

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Applegate, is a beautiful, R-House designed three bedroom property in the quiet township of Camustianavaig boasting stunning views across Tianavaig Bay towards Dun Caan on Raasay, The Old Man of Storr and the Trotternish Ridge.

- R-House Designed Property
- Stunning Views
- Wood Burning Stove
- Private Garden Grounds

Tenure

Freehold

Council tax

Band E

Property Description

Applegate, is a beautiful, R-House designed three bedroom property in the quiet township of Camustianavaig boasting stunning views towards The Old Man of Storr and the Trotternish Ridge. From the upper level views towards Dun Caan, on Raasay and Ben Tianavaig are afforded.

Applegate offers a rare opportunity to purchase a stunning eco home located in the sought after township of Camustianavaig located a short drive from Portree. The property was built in 2014 and finished to a very high standard. Presented in walk-in condition Applegate boasts floor to ceiling windows to the front allowing natural light to fill the rooms and making the most of the beautiful views.

The accommodation within comprises; main entrance/utility space, hallway, open plan living (lounge, kitchen, diner), primary bedroom and a Jack & Jill bathroom on the ground floor. Upstairs are two double bedrooms and a bathroom. The property further benefits Karndean flooring, Nordan double glazing throughout and electric central heating and a wood burning stove. Smoke alarms are fitted throughout the property.

Externally, Applegate sits in fully enclosed, mature, well maintained garden grounds extending to approximately 0.25 acres, or thereby (to be confirmed by title deeds) from which stunning views are afforded over the surrounding area. Parking is provided on the gravel driveway. There is also a garden shed with power which houses a tumble dryer.

Viewing is highly recommended to appreciate the property and location.

Other than personal items the property is being sold fully furnished.



Entrance (9' 4.99" x 9' 9.32") or (2.87m x 2.98m)

Main entrance / utility room with a good range of storage cupboards and window to front. Oak worktops with stainless steel single bowl sink and drainer. Tiled at back splash. Washing machine and fridge freezer. Karndean flooring. Painted in a neutral tone. Access to Jack & Jill shower room. Ramp access for wheelchairs.

Hallway (9' 9.32" x 5' 2.2") or (2.98m x 1.58m)

Hallway providing access to Master Bedroom and open plan living area. Large under stair cupboard. Shelved storage area. Karndean flooring. Painted in a neutral tone.

Open Plan Kitchen/Lounge/Dining Room (17' 5.05" x 23' 6.28") or (5.31m x 7.17m)

Spacious, open plan living / dining / kitchen area. The John Lewis kitchen comprises a good range of floor units with contrasting worktop. Stainless steel sink and drainer with tiled back splash. Rangemaster cooker with stainless steel back splash. Integrated fridge and dishwasher. Window to front elevation. The lounge area has a log burner, patio doors leading to a small patio area. and is also painted in a neutral tone. There is a window to the side and rear allowing the room to be filled with natural light. Karndean flooring throughout.

Master Bedroom (11' 1.86" x 11' 5.01") or (3.40m x 3.48m)

Spacious Master Bedroom with windows to side and rear affording view of garden. Carpeted. Painted in a neutral tone. Built in wardrobe. Access to Jack & Jill shower room.

Shower Room (11' 1.46" x 6' 0.83" Max) or (3.39m x 1.85m Max)

Modern shower room comprising W.C, wash hand basin and shower cubicle. Window to front. Tiled at basin and shower. Extractor fan. Painted in a neutral tone.

Bedroom 2 (16' 7.21" x 11' 0.68") or (5.06m x 3.37m)

Double bedroom with Velux windows to front and rear boasting views over the garden and towards the bay. Built in wardrobes. Carpeted. Painted in a neutral tone. Built in wardrobe.

Bedroom 3 (13' 3.84" x 11' 1.86") or (4.06m x 3.40m)

Double bedroom with Velux windows to front and rear boasting views over the garden and towards the bay. Built in wardrobes. Carpeted. Painted in a neutral tone. Built in wardrobe.

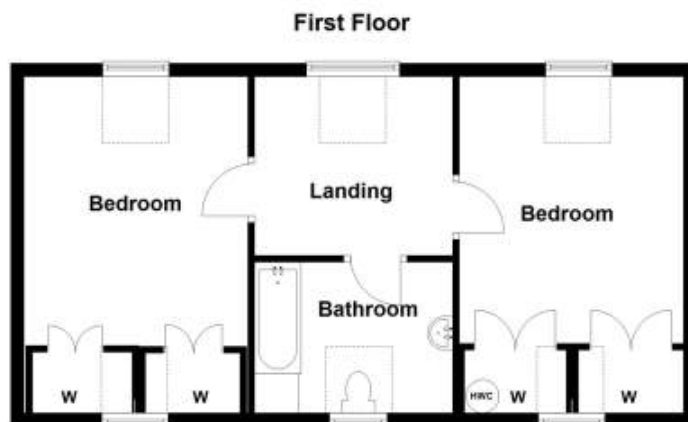
Bathroom (9' 4.2" x 7' 5.37") or (2.85m x 2.27m)

Spacious bathroom comprising W.C., wash hand basin and bath with mains powered shower over. Velux window to front elevation. Tiled at bath. Karndean flooring. Ladder-style heated towel rail. Coombed ceiling.

Garden

Externally, Applegate sits in fully enclosed, mature, well maintained garden grounds extending to approximately 0.25 acres, or thereby (to be confirmed by title deeds) from which stunning views are afforded over the surrounding area. Parking is provided on the gravel driveway. A timber shed, with power, provides storage and houses a tumble dryer.





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		
(81-91) B		88	(81-91) B		
(69-80) C			(69-80) C		74
(55-68) D	60		(55-68) D	66	
(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.