



4 Carbost, Skeabost Bridge, Portree, Isle of Skye, IV51 9PD
Offers Over £295,000

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Balmoral House is a well presented traditional three bedroom property located in the picturesque township of Carbost, Skeabost Bridge, affording panoramic views over the River Snizort and surrounding countryside.

- Detached Property
- Three Bedrooms
- Air Source Central Heating
- Private Garden Grounds
- Detached Garage / Workshop
- Beautiful Countryside Views

Services

Mains Electric, Mains Water, Drainage to Septic Tank

Tenure

Freehold

Council tax

Band D

Property Description

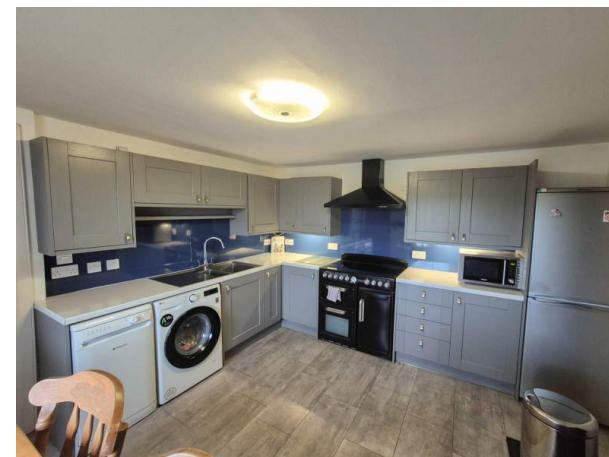
Balmoral House is a well presented traditional three bedroom property located in the picturesque township of Carbost, Skeabost Bridge, affording panoramic views over the River Snizort and surrounding countryside.

Balmoral House is a charming property occupying an elevated position within the scenic township of Carbost affording panoramic views over the River Snizort and the surrounding countryside. The property has been well maintained by the current owners and has a modern, open plan lounge dining area and a new kitchen was fitted in 2018.

The spacious accommodation within is set out over two floors and comprises of entrance porch, hallway, lounge / dining area, kitchen and bathroom on the ground floor with landing and three bedrooms located on the first floor. The property further benefits double glazing throughout and a recently installed air source heating system. A wood burning stove in both the lounge and kitchen offers additional heating and there is under floor heating in the bathroom. Interlinked smoke and heat alarms have also been fitted.

Externally, the property sits within well tended garden grounds with neat areas of lawn complimented by mature trees, shrubs and bushes. Parking is available to the side of the property in front of the garage/workshop. The garden grounds also host a static caravan and a small wooden storage shed.

Balmoral House will make a lovely family home and viewing is highly recommended to fully appreciate the setting on offer.



Entrance Porch (4' 7.12" x 4' 3.18") or (1.40m x 1.30m)

Bright, welcoming entrance porch with windows to either side and part-glazed door to the front. Slate tiled floor. Timber panelling. Painted. Access to hall.

Hallway (12' 0.09" Max x 6' 7.53") or (3.66m Max x 2.02m)

Spacious hall providing access to the kitchen, lounge/dining room and bathroom. Real wood flooring. Traditional V-lining to dado height. Painted in fresh, modern tones.

Lounge/diner (26' 2.57" x 12' 9.54" Max) or (7.99m x 3.90m Max)

Bright, large lounge / dining area with window to front and patio doors to side, leading to the garden. Real wood flooring. Wood burning stove. Painted in modern, neutral tones.

Kitchen (12' 11.12" x 11' 8.16") or (3.94m x 3.56m)

Modern kitchen fitted in 2018. Good range of wall and floor units. Free standing appliances including range-style cooker with extractor hood and fridge freezer. Integrated tumble dryer. Window to front with view to the garden. Vinyl flooring. Stainless steel 1.5 bowl sink and drainer with mixer tap. Wood burning stove with slate hearth. Space for dining table.

Bathroom (8' 5.97" x 5' 6.93") or (2.59m x 1.70m)

Family bathroom comprising W.C., wash hand basin, bath and separate shower cubicle with mains shower. Frosted window to rear. Vinyl flooring. Walls are tiled and painted.

Landing (14' 11.13" x 8' 4.79") or (4.55m x 2.56m)

Large landing with Velux windows to front and rear. Access to three double bedrooms. Recessed shelving and built in storage. Large store cupboard. Carpeted. Painted in a neutral modern tone.

Bedroom 1 (12' 9.54" x 10' 10.31") or (3.90m x 3.31m)

Large double bedroom with built in wardrobes. Window to rear and Velux to side. Laminate flooring. Painted in a neutral tone. Coombed ceiling.

Bedroom 2 (13' 2.27" x 7' 8.13") or (4.02m x 2.34m)

Double bedroom with window to front boasting views towards the River Snizort and surrounding countryside. Laminate flooring. Recessed shelving. Painted in a neutral tone.

Bedroom 3 (12' 10.72" x 12' 0.09") or (3.93m x 3.66m)

Double bedroom with window to front affording views over the surrounding countryside and River Snizort. Carpeted. Painted in a neutral tone. Coombed ceiling.

Garden

Externally, the property sits within well tended garden grounds with neat areas of lawn complimented by mature trees, shrubs and bushes. Parking is available to the side of the property in front of the garage/workshop. The garden grounds also host a static caravan and a small wooden storage shed.





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		95
(81-91) B		91	(81-91) B	90	
(69-80) C	78		(69-80) C		
(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.