



Skeabost View 1/2 Of 7, Tote, Skeabost Bridge, Isle of Skye, IV51 9PQ  
Offers Over £600,000

# 1/2 Of 7, Tote, Skeabost Bridge, Portree, Isle of Skye, IV51 9PQ

Skeabost View presents an exciting opportunity to purchase an immaculately presented five bedroom bungalow complete with an additional two bedroom annexe in the peaceful township of Tote boasting widespread views over Loch Snizort and the Cuillins.

- Detached Bungalow with self contained Annexe
- 5 Bedrooms (5 en-suite) in Main House
- 2 En-Suite Bedroom Annexe
- Generous Private Garden Grounds
- UPVC Double Glazing
- Oil Central Heating in Main House LPG Gas Central Heating
- Sea and Mountain Views
- Central Location
- LPG Gas Central Heating in Annexe

## Services

Mains Electric, Mains Water. Drainage by way of Septic Tank.

## Tenure

Freehold

## Council tax

Band D

## Property Description

Skeabost View is a bright and spacious detached five-bedroom bungalow set in an elevated position affording widespread views over Loch Snizort and the Cuillin mountains. The property is conveniently located within 6 miles of Portree and all the amenities the village has to offer. The property is presented in walk-in condition offering spacious, modern family living decorated in neutral tones throughout.

The spacious accommodation within comprises of: entrance vestibule, hallway, lounge, kitchen/family room, utility room, W.C and five en-suite bedrooms. The detached annexe hosts an open plan kitchen/living room with two en-suite bedrooms. The property further benefits from UPVC double glazing throughout, oil fired central heating in the main house and LPG gas central heating in the annexe.

Externally, the property is set within large fully enclosed garden grounds extending to approximately 0.71 acres or thereby (to be confirmed by title deed) which are mainly laid to neat areas of lawn an established hedge providing privacy. The property is accessed via a tarred driveway with ample parking available to the side of the property. In addition is a large agricultural building located to the side of the property with water and electricity connected and offers the potential to be used as a workshop or for mechanical repairs.

Skeabost View presents a wonderful opportunity to purchase a wonderful home and business opportunity in a stunning setting and must be viewed to truly appreciate the package on offer.



**Entrance Vestibule (5' 10.08" x 5' 6.54" ) or (1.78m x 1.69m)**

A UPVC door with frosted side panel leads into the vestibule. Frosted glass door with side panel through to hallway. Painted in neutral tones. Laminate flooring.

**Hallway (27' 0.8" Max x 15' 7.01" Max) or (8.25m Max x 4.75m Max)**

L-shaped hallway providing access to lounge, kitchen/family room and four en-suite bedrooms. Loft access. Large built in storage cupboard housing the hot water tank. Painted/wallpaper. Carpeted.

**Lounge (19' 8.22" Max x 16' 4.85" Max) or (6.00m Max x 5.00m Max)**

Bright and spacious lounge with patio doors to the front elevation boasting views over Loch Snizort and the Cuillins. Feature fireplace with gas fire insert. Elevated dining area. Painted. Carpeted.

**Kitchen/Family Room (19' 8.22" Max x 17' 2.69" Max) or (6.00m Max x 5.25m Max)**

Fitted kitchen with a large range of wall and base units with contrasting worktop. Stainless steel sink and drainer with mixer tap. Integrated fridge freezer and electric double oven. Five ring gas hob with extractor fan over. Windows to the rear elevation. Family room area. Doors to hallway, utility room and en-suite bedroom. Karndeian flooring. Wallpaper feature wall. Painted in neutral tones. Partial v-lining to dado rail height.

**Utility Room (9' 10.11" x 5' 8.9" ) or (3.00m x 1.75m)**

Utility room with space for white goods. Range of wall and base units with contrasting worktop over. Frosted UPVC external door. Tile splashback. Consumer unit housing. Doors to kitchen and W.C. Karndeian flooring. Painted in neutral tones.

**W.C (5' 8.9" x 3' 3.37" ) or (1.75m x 1.00m)**

White suite comprising W.C. and wash hand basin. Frosted window to rear elevation. Karndeian flooring. Painted in neutral tones. Extractor fan.

**Bedroom 1 (14' 9.16" x 11' 1.86" ) or (4.50m x 3.40m)**

Generous double bedroom with window to front elevation boasting views of Loch Snizort and the Cuillins. Built in mirrored wardrobes. Polished oak flooring. Painted in neutral tones. Door off to en-suite.

**En Suite (5' 8.9" x 3' 11.24" ) or (1.75m x 1.20m)**

En-suite shower room comprising shower cubical with mains shower, white vanity W.C and wash hand basin. Frosted window to side elevation. Wet wall to shower enclosure. Heated towel rail. Extractor fan. Vinyl flooring. Painted in neutral tones.

**Bedroom 2 (11' 1.86" Max x 10' 2.05" Max) or (3.40m Max x 3.10m Max)**

Double bedroom with window to front elevation boasting views over Loch Snizort and the Cuillins. Polished Oak flooring. Painted in neutral tones. Door off to en-suite.

**En Suite (8' 2.43" x 2' 11.43" ) or (2.50m x 0.90m)**

En-suite shower room comprising shower cubical with electric shower, white W.C and wash hand basin. Wet wall to shower enclosure. Extractor fan. Vinyl flooring. Painted in neutral tones.

**Bedroom 3 (9' 10.11" x 9' 10.11" ) or (3.00m x 3.00m)**

Double bedroom with window to rear elevation boasting views over Loch Snizort and the Cuillins. Polished Oak flooring. Painted in neutral tones. Door off to en-suite.

**En Suite (6' 6.74" x 9' 10.11" ) or (2.00m x 3.00m)**

En-suite shower room comprising shower cubical with mains shower, white vanity W.C and wash hand basin. Frosted window to side elevation. Wet wall to shower enclosure. Extractor fan. Heated towel rail. Tiled walls. Vinyl flooring.

**Bedroom 4 (14' 1.29" x 9' 10.11" ) or (4.30m x 3.00m)**

Double bedroom with window to rear elevation. Polished oak flooring. Painted in neutral tones. Door off to en-suite

**En Suite (6' 6.74" x 3' 3.37" ) or (2.00m x 1.00m)**

En-suite shower room comprising shower cubical with electric shower, white W.C and wash hand basin. Wet wall to shower enclosure. Extractor fan. Vinyl flooring. Painted in neutral tones.

**Bedroom 5 (13' 1.48" x 11' 5.79" ) or (4.00m x 3.50m)**

Double bedroom with window to side elevation boasting Cuillin views. Built in wardrobes. Carpeted. Painted in neutral tones. Door off to en-suite.

**En Suite (6' 2.8" Max x 5' 2.99" Max) or (1.90m Max x 1.60m Max)**

En-suite shower room comprising shower cubical with mains shower, W.C and wash hand basin. Wet wall to shower enclosure. Vinyl flooring. Painted in neutral tones. Extractor fan.

**Annex Open Plan Living Room/Kitchen (22' 1.35" x 8' 9.12" ) or (6.74m x 2.67m)**

A half glazed UPVC external door leads into a modern fitted kitchen with a good range of wall and base units with contrasting worktop. Stainless steel sink and drainer with mixer tap. Integrated fridge, electric oven and hob with extractor fan over. Gas boiler. Windows to the front elevation. Loft access. Consumer unit housing. Wood flooring. Wallpaper/Painted in neutral tones. Lounge area with ample space for seating.

**Annex Bedroom One (10' 5.59" x 8' 2.43" ) or (3.19m x 2.50m)**

Good size double bedroom with window to side elevation. Wood flooring. Painted in neutral tones. Door to en-suite.

**En Suite (7' 4.58" x 2' 11.43" ) or (2.25m x 0.90m)**

En-suite shower room comprising shower cubical with mains shower, white W.C and wash hand basin. Window to rear elevation. Wet wall to shower enclosure. Extractor fan. Laminate flooring. Painted in neutral tones.

**Annex Bedroom Two (10' 5.59" x 8' 2.43" ) or (3.19m x 2.50m)**

Twin bedroom with window to side elevation. Wood flooring. Painted in neutral tones. Door to en-suite.

**En Suite (7' 4.58" x 2' 11.43" ) or (2.25m x 0.90m)**

En-suite shower room comprising shower cubical with mains shower, white W.C and wash hand basin. Window to rear elevation. Wet wall to shower enclosure. Extractor fan. Laminate flooring. Painted in neutral tones.

**Garage/Workshop**

To the side of the property is a substantial detached garage/workshop of steel portal frame construction with metal corrugated wall panels and roof covering. Concrete floor. Water and electricity connected.

**Garden**

Skeabost View sits within generous fully enclosed garden grounds extending to approximately 0.71 acres or thereby ( to be confirmed by title deed). The wraparound garden grounds are mainly laid to lawn with an established hedge providing privacy. The property is accessed from the township road via a tarred driveway with ample parking for several cars available to the side of the property.



Ground Floor



Total area: approx. 172.4 sq. metres (1856.1 sq. feet)  
Illustrative only. Not to scale.  
Plan produced using PlanUp.

Ground Floor



Total area: approx. 55.3 sq. metres (595.3 sq. feet)  
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>                                                |         |           |
| (69-80) <b>C</b>                                  |         |           | (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                  |         | 66        | (55-68) <b>D</b>                                                | 56      | 59        |
| (39-54) <b>E</b>                                  | 54      |           | (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.