



Camalaig, Dunvegan, Isle Of Skye, IV55 8WA
Offers In Region Of £225,000

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*** NOW £15,000 BELOW HOME REPORT VALUATION ***

Camalaig is a charming detached three bedroom property set in a exclusive shoreside position boasting stunning views over Loch Dunvegan and the MacLeod's Tables. Located in the ever popular village of Dunvegan, on Skye's beautiful west coast, the property is a short walk from the local shops, cafes and restaurants.

- Detached House
- Three Bedrooms
- Oil Central Heating
- Mature Garden Grounds
- Shore Access
- Views Over Loch Dunvegan

Services

Mains Electric, Mains Water. Drainage is discharged direct to the sea.

Tenure

Freehold

Council tax

Band F

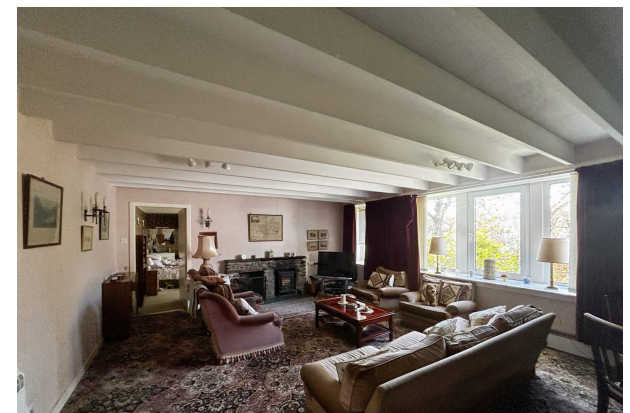
Property Description

Camalaig is a traditional former stable which has been renovated and converted over the years to create a spacious three bedroom home located on the shore of Loch Dunvegan.

The accommodation within comprises of; utility room, kitchen, hallway, dining room, sun room, inner hall, lounge, bathroom, stairwell, shower room and a double bedroom on the ground floor. Upstairs are a further two double bedrooms and large attic room. The property further benefits from double glazing throughout and oil fired central heating supplemented by a multi fuel stove in the lounge.

Camalaig is set within generously sized garden grounds boasting widespread views over Loch Dunvegan and the MacLeod's Tables. The attractive garden grounds are planted with mature trees, shrubs and bushes, the garden grounds also host a greenhouse a pond and raised beds. The driveway is tarmac with ample parking available in the car port to the rear of the property. There is also a garage and workshop located to the rear. A gate leads to the shore where birdlife, seals and otters can be seen regularly.

The property really must be viewed to fully appreciate the offering.



Utility Room (8' 2.43" x 12' 2.85") or (2.50m x 3.73m)

Utility room with base units and worktop over. Space for white goods. Window to front elevation affording views over Loch Dunvegan. Half glazed UPVC door to side elevation. Carpeted. Wood lined walls. 18 pane glass door to kitchen.

Kitchen (18' 11.95" Max x 15' 1.1" Max) or (5.79m Max x 4.60m Max)

Generous sized kitchen with a large range of wall and base units and island with worktop over. Oil fired AGA. Stainless steel double bowl sink and drainer. Window to front elevation boasting loch views. Internal window to sun room. 18 pane glass door through to hallway. Carpeted. Tile splashback. V-lined ceiling.

Hallway (15' 5.04" Max x 10' 9.92" Max) or (4.70m Max x 3.30m Max)

Spacious hallway providing access to the sun room, dining room, kitchen and stairwell. Window to side elevation. Under stairs storage cupboard housing the consumer unit. Wallpapered walls. Carpeted.

Sun Room (21' 7.45" Max x 15' 7.01" Max) or (6.59m Max x 4.75m Max)

Bright dual aspect sunroom with windows to the front and side elevations affording views over Loch Dunvegan. Half glazed UPVC door to front elevation providing access to the garden. Internal windows to the kitchen, dining room and inner hall. Three open archways. Access to main hallway and inner hall. Carpeted. Painted.

Dining Room (17' 0.33" x 11' 10.13") or (5.19m x 3.61m)

Dining room with internal windows to the sun room. Access to main and inner hallways. Carpeted. Wallpaper.

Inner Hall (11' 2.65" x 11' 8.94") or (3.42m x 3.58m)

Inner hallway providing access to dining room, sun room, bathroom and lounge. Internal windows to sun room. Carpeted. Wallpapered.

Bathroom (11' 5.4" x 5' 6.93") or (3.49m x 1.70m)

Family bathroom comprising jacuzzi bath, W.C., wash hand basin and shower cubical with mains shower. Internal frosted window to garage. Tiled walls. Carpeted.

Lounge (22' 2.53" x 15' 10.55") or (6.77m x 4.84m)

Large lounge with windows to the front elevation boating views over Loch Dunvegan. Stone fireplace with multifuel stove. Access to bedroom one. Carpeted. Wallpapered walls.

Bedroom 1 (15' 8.58" Max x 15' 11.73" Max) or (4.79m Max x 4.87m Max)

Large double bedroom with window to the front elevation. Wash hand basin. Built-in storage. Wallpaper. Carpeted.

stairwell (8' 5.97" Max x 5' 8.5" Max) or (2.59m Max x 1.74m Max)

Stairwell with access to shower room and stairs leading to the first floor. Wallpapered. Carpeted.

Shower Room (10' 6.38" Max x 4' 10.66" Max) or (3.21m Max x 1.49m Max)

Shower room comprising of W.C, wash hand basin and shower cubical with electric shower. Frosted window to rear elevation. Tiled walls. Carpeted.

Landing (36' 4.22" Max x 11' 8.94" Max) or (11.08m Max x 3.58m Max)

U-shaped landing granting access to two bedrooms and attic room. Window to side elevation and three Velux windows to rear elevation. Built-in storage. Wallpapered. Carpeted. Coombed ceiling.

Bedroom 2 (16' 6.03" Max x 12' 5.61" Max) or (5.03m Max x 3.80m Max)

Good sized double bedroom with window to front and side elevations overlooking Loch Dunvegan. Wash hand basin. Built-in storage. Carpeted. Wallpapered.

Bedroom 3 (13' 0.69" x 12' 5.61") or (3.98m x 3.80m)

Double bedroom with window to the front elevation affording views over Loch Dunvegan. Wash hand basin. Carpeted. Wallpapered.

Attic room (42' 3.87" Max x 15' 8.19" Max) or (12.90m Max x 4.78m Max)

Spacious attic room offering potential for a variety of uses. Exposed stone gable wall. Floor to ceiling window to side overlooking Loch Dunvegan. Three Velux windows to rear elevation with two Velux windows to front elevation. Hot water tank. Built in storage. Carpeted. V-lined. Coombed ceilings.

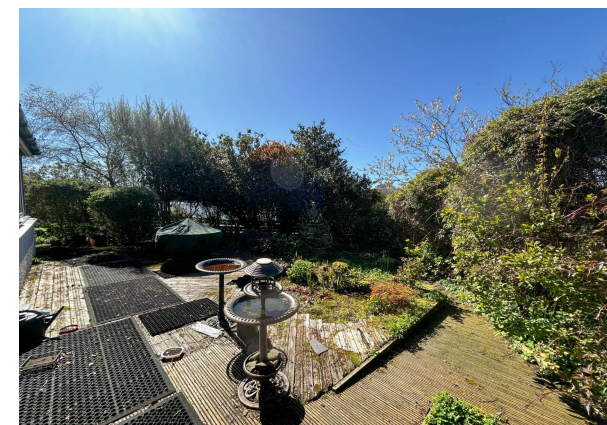
Garage (46' 6.66" x 17' 1.51") or (14.19m x 5.22m)

Double car garage with windows to the rear elevation. Oil boiler housing. Base units and worktop over with stainless steel sink and drainer. Timber double garage doors to side. Concrete floor. Door to workshop.

Workshop (16' 10.76" x 15' 10.55") or (5.15m x 4.84m)

Workshop area with window to side elevation. Pedestrian door to rear elevation. Concrete 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		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		74
(55-68) D		67	(55-68) D		
(39-54) E	44		(39-54) E	52	
(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.