Rowan Cottage, 16 Camuscross, Isle Ornsay

Offers Over **£280,000**

Rowan Cottage, 16 Camuscross

Isle Ornsay, Isle of Skye

Modern 2-bed bungalow with stunning views, renovated, walk-in condition, garden, 2 garages, polytunnel. Peaceful location, ideal home or retreat. Near amenities, active community, Sleat Peninsula.

- Council Tax band: C
- Tenure: Freehold
- EPC Energy Efficiency Rating: D
- EPC Environmental Impact Rating: D

KEY FEATURES:

- Views across the Sound of Sleat towards Knoydart
- Two-bedroom bungalow in walk-in condition
- Modern, open living environment
- Thoughtfully renovated
- Two garages/workshops & large polytunnel

RE/MAX SKYE

GENERAL DESCRIPTION:
Rowan Cottage occupies an elevated position, enjoying lovely views across the Sound of Sleat towards Knoydart. This modern two-bedroom bungalow is presented in walk-in condition, having been thoughtfully renovated by the current owner. The property offers a bright, open and comfortable living environment, making it equally well suited as a permanent home, with ample space for working from home, or as a peaceful retreat from which to enjoy the surrounding countryside. The garden incorporates two garages/workshops and a large polytunnel, ideal for those who enjoy growing and harvesting fresh produce from their own garden. Rowan Cottage provides a wonderful opportunity to enjoy a peaceful Highland lifestyle while remaining within easy reach of local amenities and facilities, as well as the welcoming and active community life of the Sleat Peninsula.

Call or email RE/MAX Skye today to arrange your viewing appointment.

PROPERTY COMPRISES:
Ground Floor: Entrance hallway, Lounge, Kitchen/Dining Room, Two Bedrooms, Bathroom
Upper Floor: Loft

EXTERNAL:
Garage
Garage/Workshop
Polytunnel
Garden

DETAILS:
HOME REPORT: Available from RE/MAX Skye
SERVICES: Mains electricity, mains water, drainage to septic tank.

RE/MAX SKYE

LOCATION:

The Sleat peninsula is one of the Island's most popular areas, with its wonderful green and wooded forestry trails, coastal views, abundant wildlife, and local history. The area is an ideal base for outdoor pursuits, with a host of beautiful walks through awe-inspiring countryside and seascapes, offering glimpses of dramatic cliffs and secluded bays. The primary school (offering both English and Gaelic medium classes) is situated in the nearby village of Kilmore with secondary education to be found in Portree, the Island's capital, approximately 32 miles away. A school bus runs daily to the school. Camuscross has magnificent views across the Sound of Sleat to the Knoydart hills beyond. The nearest main village is Broadford, approx. 8 miles away, and here you will find a good range of amenities.

ACCOMMODATION:

Rowan Cottage was built around 2001 and extends to approximately 68m². The property benefits from double-glazed timber windows and doors, and double-glazed uPVC patio doors. Heating to the property is by way of an externally located oil-fired Grant central heating boiler to radiators throughout the property. The property has been renovated by the owner in recent years, with a new bathroom installed and flooring replaced. The consumer unit was replaced in 2022, and fire safety and electrical certification is in place. The property benefits from interlinked smoke alarms. The septic tank is located on the neighbouring croft.

RE/MAX SKYE

RE/MAX SKYE

GROUND FLOOR:

ENTRANCE HALLWAY:
7' 10" x 12' 6" (2.38m x 3.80m)
(Dimensions at widest points) 3 steps rise to half frosted glazed timber exterior door, T-shaped hallway, ceiling hanging light, built-in storage cupboard with light and radiator, radiator, laminate flooring, access to lounge, kitchen, two bedrooms, bathroom, loft.

LOUNGE:
11' 10" x 16' 1" (3.60m x 4.91m)
Open access, window to side elevation, floor-to-ceiling window with glazed sliding door unto decking area to rear elevation with water and mountain views, ceiling hanging light, two radiators, laminate flooring, access to kitchen/dining room.

RE/MAX SKYE

REMAX SKYE

GROUND FLOOR (CONTINUING):

KITCHEN/DINING ROOM:

8' 10" x 17' 2" (2.70m x 5.22m)

(Dimensions at widest points) Open access, windows to rear and side elevation with water and mountain views, downlights, range of base and wall units, laminate worktop, 1.5 sink with drainer, Indesit ceramic hob, integrated extractor hood over, Indesit integrated oven, tiled splash back, built-in pantry cupboard (with consumer unit) space and plumbing for washing machine and dishwasher, space for freestanding American fridge, space for dining table and chairs, radiator, laminate flooring, exterior door with frosted glazed window to rear garden.

RE/MAX SKYE

RGH SKYE ABERDEEN BATHGATE BIGGAR BONNYRIGG CARLUKE DUNDEE DUNFERMLINE EDINBURGH FALKIRK GLASGOW GLENROTHES HUNTLY KIRKCALDY LANARK LANARKSHIRE LIN

RE/MAX SKYE

GROUND FLOOR (CONTINUING):

BEDROOM 1:
9' 6" x 11' 2" (2.90m x 3.40m)
Timber door, window to front elevation with mountain views, ceiling downlights, integrated wardrobe with twin sliding (one glazed) doors, radiator, fitted carpet.

BEDROOM 2:
10' 7" x 9' 3" (3.23m x 2.81m)
Timber door, window to front elevation with mountain views, ceiling downlights, integrated wardrobe with twin sliding (one glazed) doors, radiator, fitted carpet.

BATHROOM:
6' 2" x 6' 5" (1.88m x 1.96m)
Timber door, frosted window to front elevation, ceiling downlights, built-in P-shaped bath, raindrop shower with handheld shower over, WC, vanity unit with integrated wash hand basin, tiled walls, V-groove PVC cladding on ceiling, ladder radiator, vinyl flooring.

UPPER FLOOR:

LOFT:
Partially boarded, light.

RE/MAX SKYE

RGH SKYE ABERDEEN BATHGATE BIGGAR BONNYRIGG CARLUKE DUNDEE DUNFERMLINE EDINBURGH FALKIRK GLASGOW GLENROTHES HUNTLY KIRKCALDY LANARK LANARKSHIRE LIN

RE/MAX SKYE

EXTERNAL:

GARAGE:
Single garage, timber construction, externally clad with metal sheeting, metal sheet roof. Vehicular access through timber doors.

GARAGE/WORKSHOP:
Steel framed construction, metal sheeting.

POLYTUNNEL:
55' 0" x 15' 0" (16.76m x 4.57m)
Internal Polytunnel: 12ft x6ft

RE/MAX SKYE

REMAX SKYE

RGH SKYE ABERDEEN BATHGATE BIGGAR BONNYRIGG CARLUKE DUNDEE DUNFERMLINE EDINBURGH FALKIRK GLASGOW GLENROTHES HUNTLY KIRKCALDY LANARK LANARKSHIRE

REMAX SKYE

EXTERNAL (CONTINUING):

GARDEN:

A gravel driveway provides access to the garage and the front of the property, with ample parking available both at the garage and alongside the bungalow. To the rear, a decking area is accessed from the garden or the lounge, creating a lovely garden seating space from which to enjoy the water views towards the Sound of Sleat. Enclosed concrete steps lead down from the rear kitchen door to a tiled path at the side of the property, providing access to the garden below. The sloping rear garden is predominantly laid to grass, with mature, well-planted borders. A grass path runs alongside the polytunnel, providing access to its entrance at the front elevation, as well as to the garage and garage/workshop, and continues to link with the gravel driveway at the front of the property.

RE/MAX SKYE

RGH SKYE ABERDEEN BATHGATE BIGGAR BONNYRIGG CARLUKE DUNDEE DUNFERMLINE EDINBURGH FALKIRK GLASGOW GLENROTHES HUNTLY KIRKCALDY LANARK LANARKSHIRE LIN

RE/MAX SKYE

RE/MAX SKYE

GENERAL:

EXTRAS:
Included in the sale are all fitted floor coverings and integrated appliances.

WHAT3WORDS:
///deliver.tins.searching

VIEWING:
Viewing this property is essential. Viewing can be arranged by calling RE/MAX Skye on 01471 822900 or by e-mailing skye@remax-scotland.homes.

INTEREST:
It is important that your solicitor notifies this office of interest, otherwise the property may be sold without your knowledge.

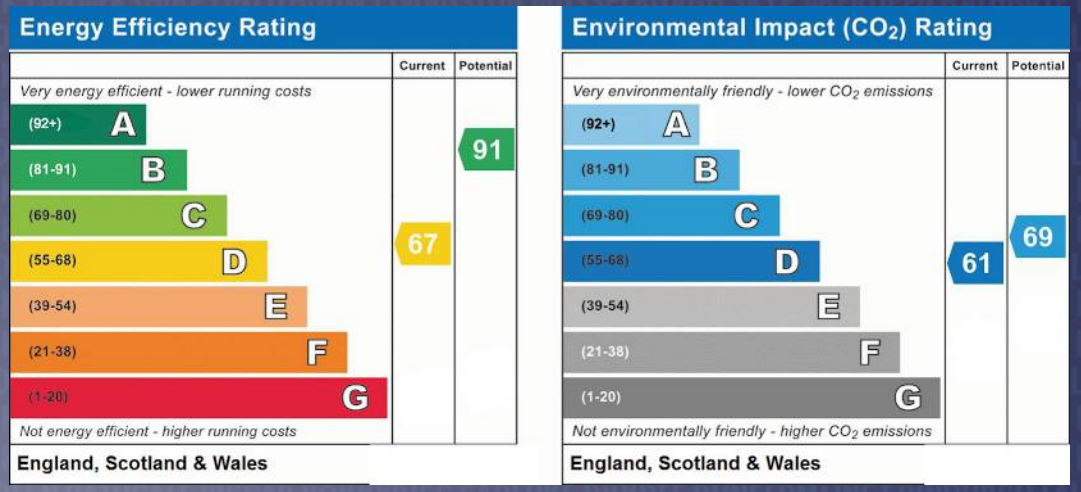
OFFERS:
Should be submitted in proper legal Scottish form to RE/MAX Skye Estate Agents, A87, Kyleakin, Isle of Skye, IV41 8PQ.

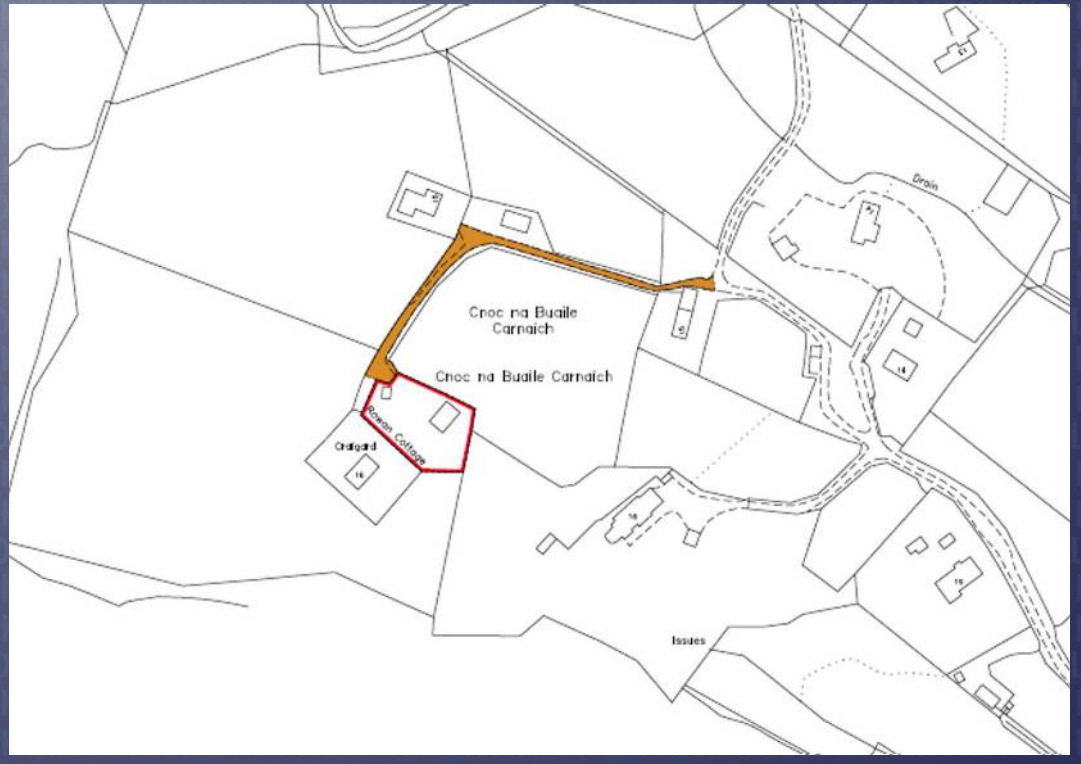
ENTRY:
At a date to be mutually agreed.

DISCLAIMER:
These particulars are prepared based on information provided by our clients. We have not tested the electrical system or any electrical appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Prospective purchasers should make their own enquiries - no warranty is given or implied. This schedule is not intended to and does not form any contract.

Please note this floor plan is intended to show an indicative layout of the property only and is not drawn to scale

No responsibility is taken for any error, omission or mis-statement.





RE/MAX
SKYE
Your Estate Agency
for Skye, Raasay, Lochals & Wester Ross
Connect with us: