



Roseate, Lochcarron

Offers Over £150,000



Roseate

Lochcarron, Strathcarron

Charming 2-3 bed cottage in Lochcarron with loch views. Requires renovation. Garden, central heating, parking nearby. Close to village amenities and outdoor pursuits.

- Council Tax band: C
- Tenure: Freehold
- EPC Energy Efficiency Rating: G

KEY FEATURES:

- Cosy 1 ½ storey traditional stone cottage
- Stunning views across Loch Carron
- Conveniently located for all local facilities in Lochcarron
- Built in circa 1900 and later extended
- Requires some renovation, uPVC double glazing to the ground floor



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GENERAL DESCRIPTION:

Located on the main street of the picturesque village of Lochcarron, Roseate is a cosy 1 ½ storey traditional cottage which enjoys stunning views across Loch Carron. The property is conveniently located for all local facilities and presents the perfect opportunity to purchase a charming cottage in a desirable location. Roseate requires some renovation and therefore offers the potential to create a home to individual requirements and tastes.

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

PROPERTY COMPRISES:

Ground Floor: Entrance Hallway, Lounge, Kitchen, Sitting Room/Bedroom 3, Shower Room

Upper Floor: 2 Bedrooms, Bathroom

PLEASE NOTE:

The surveyor has put a £20,000 retention on this property for essential works. A timber and damp survey has been instructed by the owner.

DETAILS:

HOME REPORT: Available by contacting the RE/MAX Skye office.

SERVICE: Mains electricity, mains water, mains drainage.



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LOCATION:

Roseate is situated in the much sought after village of Lochcarron with views to the loch and across to the hills of Attadale. Lochcarron is set between the magnificent Torridon and Kintail mountain ranges and is thought to be the longest village in Scotland, stretching for approximately 2 miles along the Lochside. An ideal base for hill walking and mountain climbing along with a varied selection of other outdoor pursuits including sailing, fishing, kayaking, cycling and golf in Lochcarron's own 9-hole course. Local amenities include village shops, Post Office, hotels, bistro, cafes, craft centre, petrol station, garages, medical centre and primary school. Secondary schooling is available in Plockton to which there is a daily bus. Kyle of Lochalsh lies just 25 miles away with its greater range of shops and supermarket and access to the Isle of Skye bridge. The bustling city of Inverness is only 62 miles and gives access to the airport and rail links to the south and north.

ACCOMMODATION:

Roseate is an original stone cottage built in circa 1900 and later extended now extending to approximately 94m². The property benefits from uPVC double glazing to the ground floor and is single glazed to the upper floor, central heating is by way of bottle-fed LPG Worcester Greenstar Combi boiler to radiators throughout, complimented by electric panel heaters, and a solid fuel stove in the lounge.



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GROUND FLOOR:

ENTRANCE HALLWAY:

6' 0" x 9' 3" (1.84m x 2.83m)

Half glazed timber exterior door, built-in cupboard, painted wood panelling to ceiling, radiator, fitted carpet, stair to upper floor, access to sitting room, kitchen.



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GROUND FLOOR (CONTINUING):

LOUNGE:

11' 8" x 13' 7" (3.56m x 4.14m)

Deep sill window to front elevation with Loch view and window seat, solid fuel stove set in stone fireplace on slate hearth with wooden mantle over, wood panelling wall with two built in bookcases to fireplace wall, radiator, fitted carpet.

KITCHEN:

10' 5" x 13' 6" (3.18m x 4.11m)

Open access, deep sill window to front elevation with Loch view and window seat, range of base and wall units with laminate worktop, high shelves and utensil rack, double ceramic butler sink, Tecnik range cooker with oven, grill, storage and 5 burner halogen hob with extractor over, tiling to splashbacks, painted wood panelling to ceiling, radiator, oak flooring, space for table and chairs, access to extension.



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EXTENSION:

SITTING ROOM/BEDROOM 3:

15' 9" x 13' 6" (4.79m x 4.11m)

Timber door, one step rises, windows to front elevation with Loch view, exterior door to front elevation with two decoratively glazed panels, partial wood panelling, built-in cupboard, space for undercounter fridge, ceiling hatch with loft access, half frosted glazed timber frame exterior door to rear elevation, radiator, fitted carpet, access to shower room.

SHOWER ROOM:

6' 0" x 4' 10" (1.82m x 1.47m)

Frosted window to rear elevation, quadrant shower cubicle with Triton electric shower, square washbasin set on oak cupboard, WC, decorative word panelling to one wall, ladder radiator, fitted carpet.



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UPPER FLOOR:

STAIRCASE & LANDING:

7' 10" x 7' 10" (2.39m x 2.38m)

(Dimensions at widest point and under coombs)
Carpeted stairs rise to the upper floor, painted 'V' lining to ceiling and walls, skylight window, fitted carpet, access to bedrooms, bathroom.

BEDROOM 1:

10' 7" x 13' 11" (3.23m x 4.24m)

(Dimension under coombs) Timber door, dormer window to front elevation with Loch views and Velux windows to front and rear elevation, wall light, painted 'V' lining to walls and ceiling, electric panel heater, radiator, fitted carpet.



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UPPER FLOOR (CONTINUING):

BATHROOM:

7' 9" x 5' 9" (2.37m x 1.75m)

(Dimension under coombs) Velux window to front elevation with Loch view, bath, pedestal wash hand basin, WC, floor level display shelf, painted 'V' lining walls and ceiling, timber floor, wall-mounted extractor heater.

BEDROOM 2:

11' 11" x 13' 10" (3.63m x 4.22m)

(Dimensions at widest point and under coombs) Dormer window to front elevation with Loch view, Velux window to rear elevation, wall light, timber headboard, painted 'V' lining to walls and ceiling, electric panel heater, radiator, fitted carpet.



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EXTERNAL:

GARDEN:

At the front of the property there are garden beds on either side of the front door. A narrow path leads to the rear of the property, where there is space for bin storage. The garden includes part of the rock face at the back of the property.



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GENERAL:

EXTRAS:

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

WHAT3WORDS:

///positions.synthetic.skills

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:

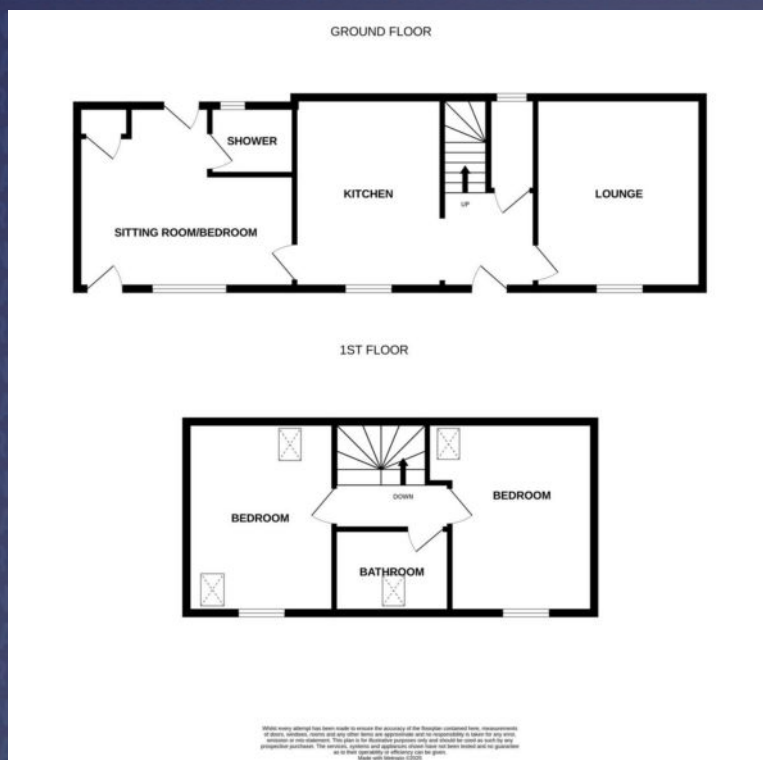
At a date to be mutually agreed.

DISCLAIMER:

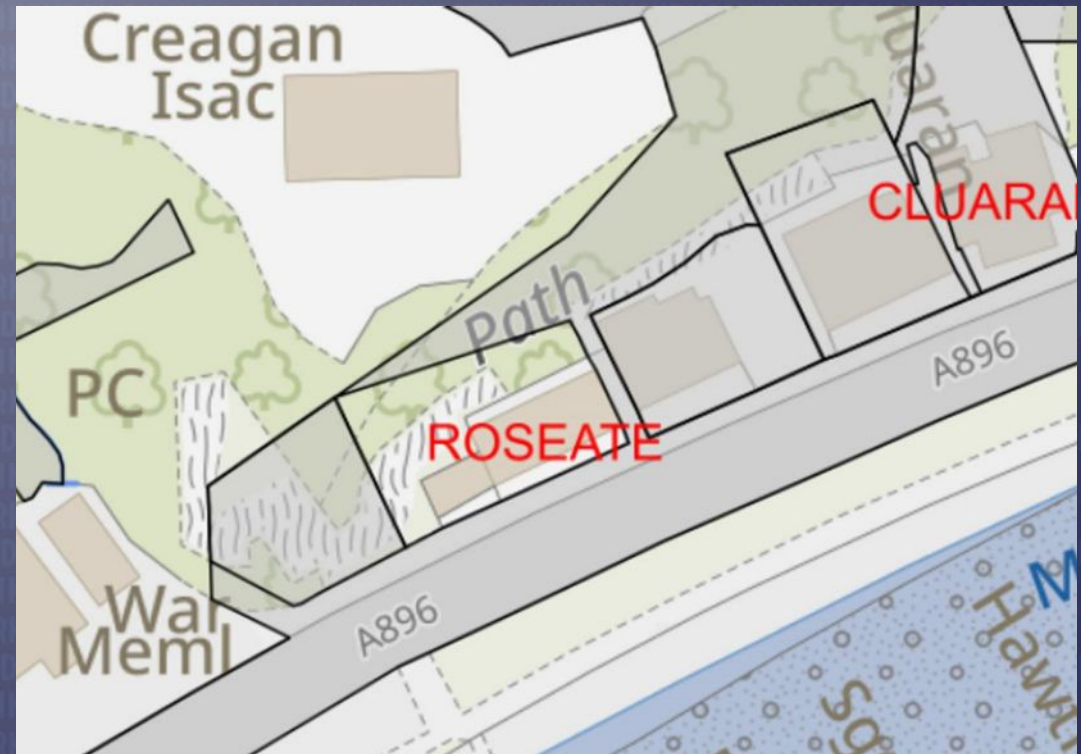
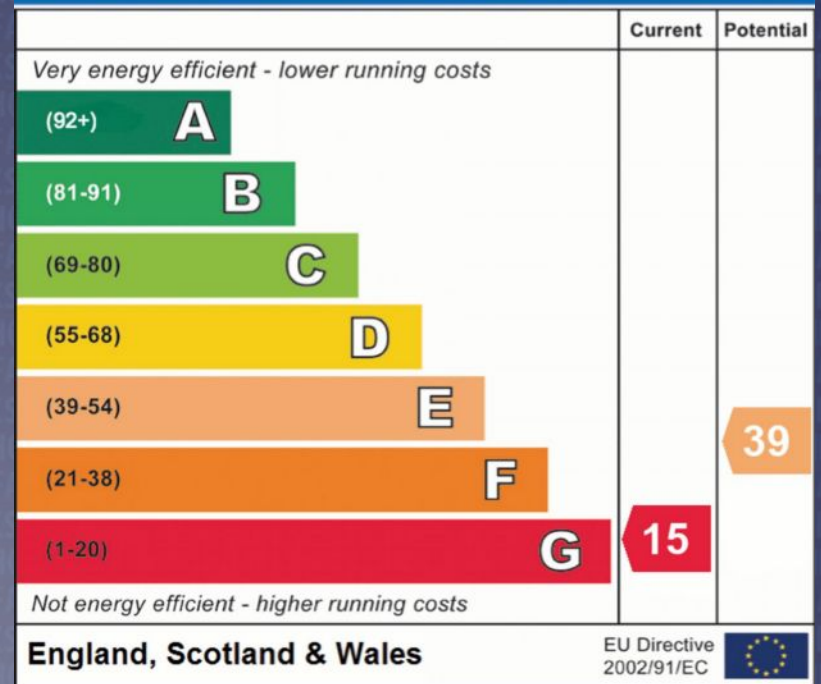
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Energy Efficiency Rating





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