



Cnoc Na Craobh, Half Of 8 Camustianavaig, Portree, Isle of Skye, IV51 9LQ
Offers Over £370,000

ISLE  SKYE
ESTATE AGENCY

Cnoc Na Craobh, Half Of 8 Camustianavaig, Portree, Isle of Skye, IV51 9LQ

Cnoc Na Craobh is an immaculately presented detached three bedroom property set in a peaceful location within township of Camustianavaig affording uninterrupted sea views across Tianavaig Bay towards Dun Caan and the Isle of Raasay.

- Detached Bungalow
- Three Bedrooms
- LPG Gas Central Heating
- Generous Garden Grounds
- Sea Views
- Located Close to Portree
- Ideal Family Home

Services

Mains Electric, Mains Water. Drainage by way of septic tank.

Tenure

Freehold

Council tax

Band E

Property Description

Cnoc Na Craobh is set in an elevated position at the base of Ben Tianavaig affording widespread views across Tianavaig Bay towards the Isle of Raasay. The property is conveniently located within easy commuting distance of Portree and all the amenities the Village has to offer. Cnoc Na Craobh has been well maintained by the current owners offering bright and spacious family living space which is presented in walk in condition with light and neutral décor throughout.

The well proportioned accommodation within comprises of; entrance vestibule, hallway, lounge, kitchen, study, utility room, W.C, shower room and three bedrooms. The property further benefits from double glazing, LPG gas central heating and ample built-in storage throughout.

Externally the property is set within neat and well maintained garden grounds extending to approximately 0.25 acres or thereby (to be confirmed by title deed). The fully enclosed gardens are mainly laid to lawn with flower beds and established shrubs and bushes bordering. Parking is available to the front of the property on the driveway. There is also an attached single car garage to the side of the property which offers the potential to be converted into further accommodation, subject to all the relevant permissions.

Cnoc Na Craobh would make a beautiful family home in stunning setting and must be viewed to appreciate the standard of accommodation on offer.



Entrance Vestibule (6' 2.8" x 5' 10.47") or (1.90m x 1.79m)

A frosted fully glazed UPVC door with frosted side panel grants access into the welcoming vestibule. Built in storage cupboard. Painted in neutral tones. Laminate flooring. Opening through to hallway.

Hallway (17' 2.69" Max x 15' 8.58" Max) or (5.25m Max x 4.79m Max)

L-shaped hallway granting access to the lounge, kitchen, shower room, W.C and three bedrooms. Two built-in storage cupboards. Loft access hatch. Painted in neutral tones. Laminate flooring.

Lounge (19' 4.28" x 14' 9.16") or (5.90m x 4.50m)

Spacious lounge with picture window to the front elevation boasting views over Tianavaig Bay. Feature fireplace with electric insert. French doors to hallway. Carpeted. Painted in contemporary tones.

Kitchen (13' 5.42" x 9' 2.63") or (4.10m x 2.81m)

Modern kitchen with a good range of wall and base units with contrasting worktop. Integrated fridge freezer, dishwasher, electric oven and 4-ring gas hob with extractor fan. Stainless steel sink and drainer. Window to rear elevation. Large storage cupboard/pantry housing combi boiler. Painted in neutral tones. Laminate flooring.

Utility Room (9' 11.29" x 5' 1.81") or (3.03m x 1.57m)

Utility room with wall & base units with worktop over. Stainless steel sink. Window to rear elevation. Built-in cupboard housing the consumer unit. Space for white goods. Frosted half glazed UPVC door to side elevation. Painted. Vinyl floor.

Study (12' 10.33" Max x 9' 9.32" Max) or (3.92m Max x 2.98m Max)

Study with window to side elevation. Could be utilised as a bedroom. Painted in contemporary tones. Carpeted.

Bedroom 1 (13' 6.6" x 9' 9.32") or (4.13m x 2.98m)

Generous double bedroom with window to the rear elevation. Built-in storage cupboard. Carpeted. Painted.

Bedroom 2 (11' 8.55" x 9' 6.17") or (3.57m x 2.90m)

Good size double bedroom with window to the front elevation affording views over Tianavaig Bay. Built-in storage cupboard. Carpeted. Painted in neutral tones. Wallpapered feature wall.

Bedroom 3 (7' 5.76" x 11' 8.55") or (2.28m x 3.57m)

Single bedroom with window to the front elevation boasting views over Tianavaig Bay. Carpeted. Painted in neutral tones.

Shower Room (9' 8.14" x 5' 10.47") or (2.95m x 1.79m)

Modern shower room suite consisting of walk-in mains operated shower, W.C. and vanity wash hand basin. Frosted window to rear elevation. Chrome heated towel rail. Wet wall/painted in neutral tones. Vinyl flooring. Extractor fan.

W.C (9' 9.72" x 3' 5.34") or (2.99m x 1.05m)

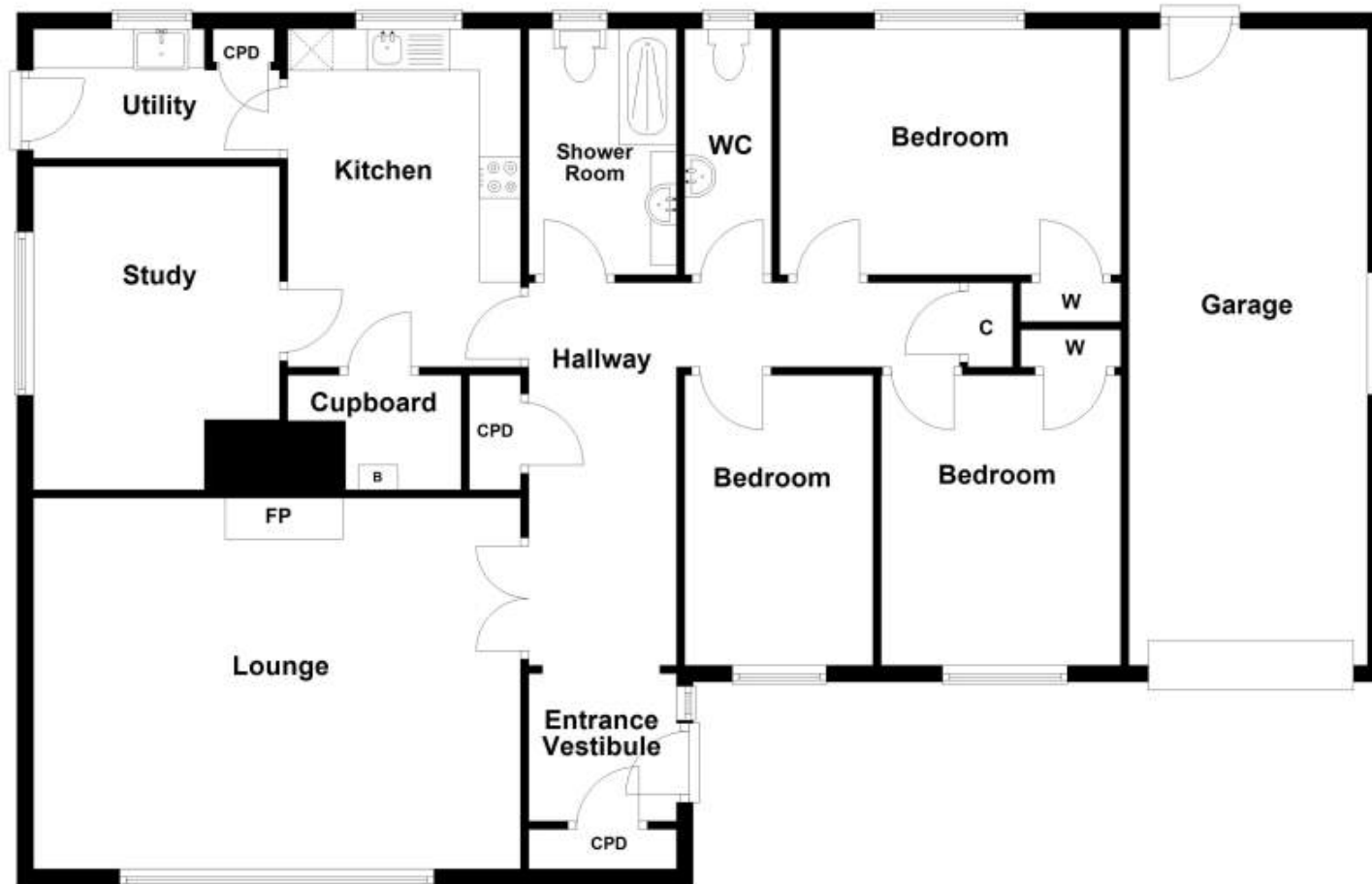
White suite comprising W.C. and wash hand basin. Frosted window to rear elevation. Painted in neutral tones. Vinyl flooring.

Garage (25' 7.87" x 9' 5.78") or (7.82m x 2.89m)

Single car garage which offers the potential to be converted into additional accommodation if desired which is subject to the usual planning consents. Window to the side elevation. Manual up and over garage door to the front elevation. Pedestrian door to rear elevation. Power and light. Concrete floor.



Ground 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		79	(69-80) C	70	80
(55-68) D			(55-68) D		
(39-54) E	54		(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.