Tigh A Ghobha, 25 Fiscavaig, Carbost, Isle of Skye, IV47 8SN

Offers Over £415,000

ISLE OF SKYE

ESTATE AGENCY

Tigh A Ghobha, 25 Fiscavaig, Carbost, Isle of Skye, IV47 8SN

Tigh A Ghobha (The Blacksmith's House), 25 Fiscavaig is an immaculately presented three bedroom property set in an elevated position commanding stunning views towards Loch Bracadale and MacLeod's Maidens and Tables.

- Detached Property
- Stunning Views
- Rural Location
- Off Road Parking
- Wood Burning Stove
- Oil Central Heating

Services

Mains Electricity, Mains Water, Drainage to Septic Tank

Tenure

Freehold

Council tax

Band E

Property Description

Tigh A Ghobha (The Blacksmith's House), 25 Fiscavaig is an immaculately presented, detached three bedroom property set in an elevated position commanding stunning views towards Loch Bracadale, the isles of Ornsay & Wiay and MacLeod's Maidens.

This beautifully appointed property is located on the ever popular Minginish peninsula and comprises and entrance vestibule, utility room, kitchen / dining room, living room, principal double bedroom with ensuite shower room, two further double bedrooms and a bathroom. The property is finished to a very high standard with natural oak flooring in the main living areas. The property further benefits from double glazing throughout and oil-fired central heating. The living room has patio doors to the front where spectacular views are afforded towards Loch Bracadale and MacLeod's Maidens.

Set in decrofted garden grounds measuring 0.55 aces (0.225ha) or thereby (to be confirmed by title deed) Tigh A Ghobha really must be viewed to fully appreciate the offering.

Fiscavaig is located a short distance from the village of Carbost, home to the world famous Talisker Distillery, a community shop, medical practice, The Old Inn pub and The Three Chimneys restaurant at Talisker.

Entrance Vestibule (4' 5.54" x 7' 9.7") or (1.36m x 2.38m)
Entrance vestibule at the rear of the property. Upvc door and window. Access to utility room and main hallway. Karndean flooring. Painted.

Utility Room (6' 11.07" x 7' 10.09") or (2.11m x 2.39m)
Utility room with window to the rear. Floor units. Stainless steel sink and drainer. Washing machine. Karndean flooring. Painted. Extractor fan.

Hallway (16' 9.18" x 7' 7.73") or (5.11m x 2.33m)
Spacious hall providing access to three bedrooms, kitchen/dining room and family bathroom. Two large storage cupboards. Natural oak flooring. Painted.

Kitchen/ Dining Room (13' 4.63" x 18' 8.02") or (4.08m x 5.69m)
Large, bright kitchen / dining room with windows to front and rear boasting stunning views over Loch Bracadale towards MacLeod's Maidens. The kitchen comprises a wall and floor units with a contrasting worktop, integrated appliances. Natural oak flooring. Painted. Access to living room.

Living Room (15' 0.31" x 14' 8.77") or (4.58m x 4.49m)
Dual aspect living room with windows to side and patio door and window to the front. Stunning views are afforded over Loch Bracadale towards MacLeod's Maidens. The large windows allow natural light to fill the room. Wood burning stove. Natural oak flooring. Painted.

Bedroom 1 (22' 2.93" Max x 12' 9.54") or (6.78m Max x 3.90m)
King size principal bedroom with windows to front affording views towards Loch Bracadale and MacLeod's Maidens. Two built in wardrobes. Carpeted. Painted. Access to en suite shower room.

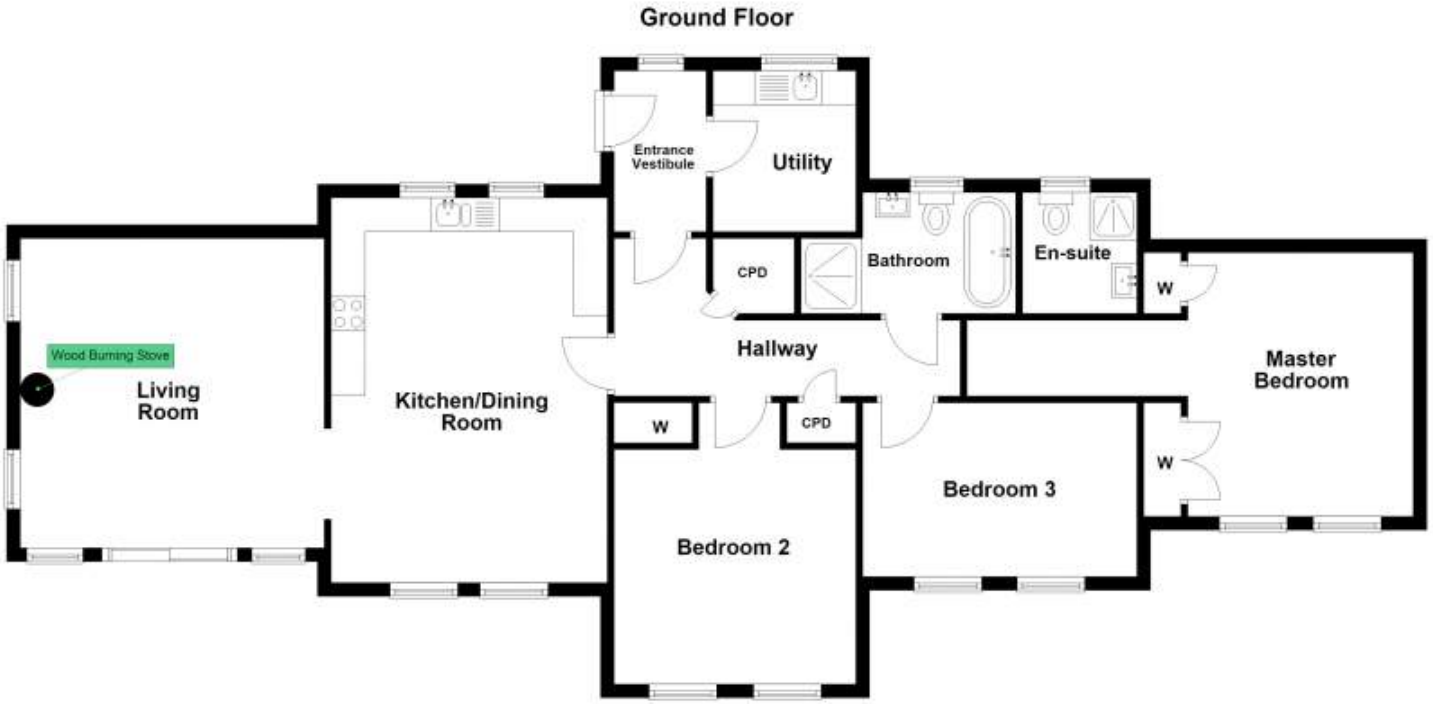
Bedroom 1 En suite (5' 10.47" x 5' 6.54") or (1.79m x 1.69m)
Modern en suite shower room comprising W.C, wash hand basin and shower cubicle with mains shower. Respatex wet wall at shower and basin. Chrome, heated towel rail. Karndean flooring. Frosted window to rear. Extractor fan.

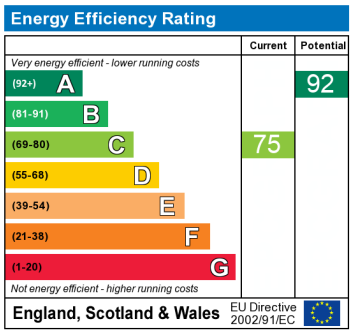
Bedroom 2 (13' 3.84" x 11' 9.73") or (4.06m x 3.60m)
King size bedroom with 2 windows to the front giving views over Loch Bracadale towards MacLeod's. Maidens. Large mirrored wardrobes and a built in cupboard provide storage. Carpeted. Painted.

Bathroom (10' 4.8" x 7' 4.58") or (3.17m x 2.25m)
Family bathroom comprising walk in shower, free standing bath, W.C., and wash hand basin. Tiled flooring and walls at bath and shower. Chrome, heated towel rail. Extractor fan. Frosted window to rear.

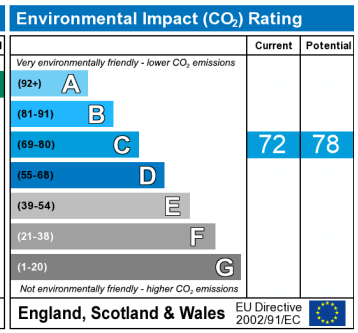
Bedroom 3 (8' 5.18" x 13' 4.24") or (2.57m x 4.07m)
Double bedroom with windows to front giving beautiful views over Loch Bracadale towards MacLeod's Maidens. Natural oak flooring. Painted.

Garden
Tigh A Ghobha sits in approximately 0.35 acres (0.14 hectares) of decrofted garden grounds. Occupying an elevated position the property commands stunning views over Loch Bracadale towards MacLeod's Maidens. A tarmac driveway leads from the road and parking is available to the side and rear of the property.





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_2) emissions. The higher the rating the less impact it has on the environment.

ISLE OF SKYE ESTATE AGENCY

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It is important that if you retain an interest in the acquisition of this property you arrange for your interest to be formally noted to this Agency, otherwise a sale may be concluded on a closing date set without you having been advised.

Every reasonable care has been taken in the drawing up of these particulars for the guidance of interested parties. They are believed to be correct but no guarantee of their accuracy is given and no error or misdescription herein shall annul any sale or be made the subject of compensation by either side. Neither shall these details be deemed to form any part of any contract by either side. Prospective purchasers are advised to take legal advice on the extent and nature of the subjects they propose to acquire.