



7 Carbostbeag, Carbost, Isle of Skye, IV47 8SE
Offers Over £190,000

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7 Carbstbeag is a large, detached property located overlooking the village of Carbost on Skye's west coast and boasting stunning views towards the Cuillins and Loch Harport. The property sits in garden grounds extending to approximately 0.5 acres, or thereby (to be conformed by title deed) and is accessed from the township road via a gravel driveway.

- Detached Property
- Stunning Views
- Private Garden Grounds
- Off Road Parking

Services

Mains Electric, Mains Water

Tenure

Freehold

Council tax

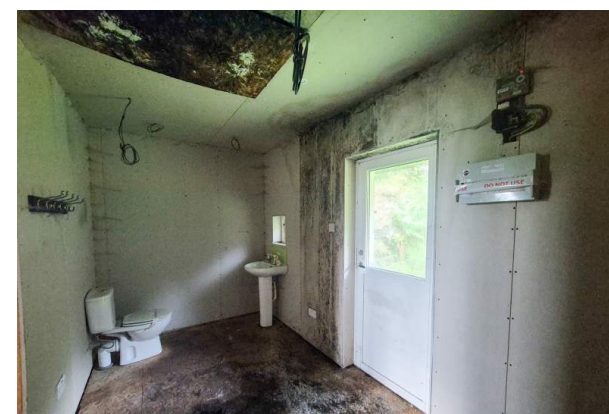
Band D

Property Description

7 Carbstbeag is a large, detached property located overlooking the village of Carbost on Skye's west coast and boasting stunning views towards the Cuillins and Loch Harport. The property sits in garden grounds extending to approximately 0.5 acres, or thereby (to be conformed by title deed) and is accessed from the township road via a gravel driveway.

The property within is set out over three levels and comprises of a lounge, kitchen/diner and utility room on the entry (mid) level. On the upper floor is a large master bedroom with ensuite bathroom. The lower level comprises of two rooms which can be converted into living space and a storage room housing the boiler. The property benefits from timber framed double glazed doors and windows and oil-fired central heating. A decked area to the front affords views over the grounds to the Cuillins and Loch Harport.

Externally, the property is accessed via a driveway from the township road and steps lead from the parking area to the property. The land immediately surrounding the property is laid to grass with some areas left natural.



Lounge (23' 9.43" x 18' 2.5") or (7.25m x 5.55m)
Large, bright lounge room with windows to full gable end providing views towards the garden. Entry is via French doors from a deck area which provides panoramic views towards the Cuillins and Loch Harport. Open fireplace. Access to kitchen / diner. Solid timber flooring. Stairs to both upper and lower floors.

Kitchen/ Dining Room (15' 0.71" x 16' 11.15") or (4.59m x 5.16m)
Spacious kitchen / dining area with windows to front affording views towards Loch Harport and the Cuillins. French doors lead to outside. The kitchen has a range of floor and wall units and a Butler's sink. Solid timber flooring. Access to utility.

Utility Room (13' 10.54" x 6' 5.95") or (4.23m x 1.98m)
Utility room with toilet and wash hand basin. Window to rear. Half glazed door to rear giving access to garden area.

Master Bedroom (23' 9.04" x 18' 2.9") or (7.24m x 5.56m)
Bright, spacious bedroom area with French doors and Juliet balcony to side and a double height skylights to the front boasting a view towards the Cuillins. Access to large store room / wardrobe. Access to en suite bathroom.

En Suite (13' 10.54" x 15' 10.55" Max) or (4.23m x 4.84m Max)
En suite bathroom comprising W.C., wash hand basin and double-ended bath. Two windows to side. Hot water cylinder.

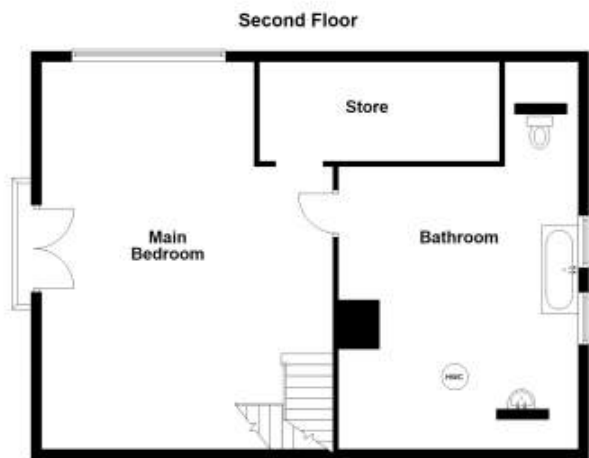
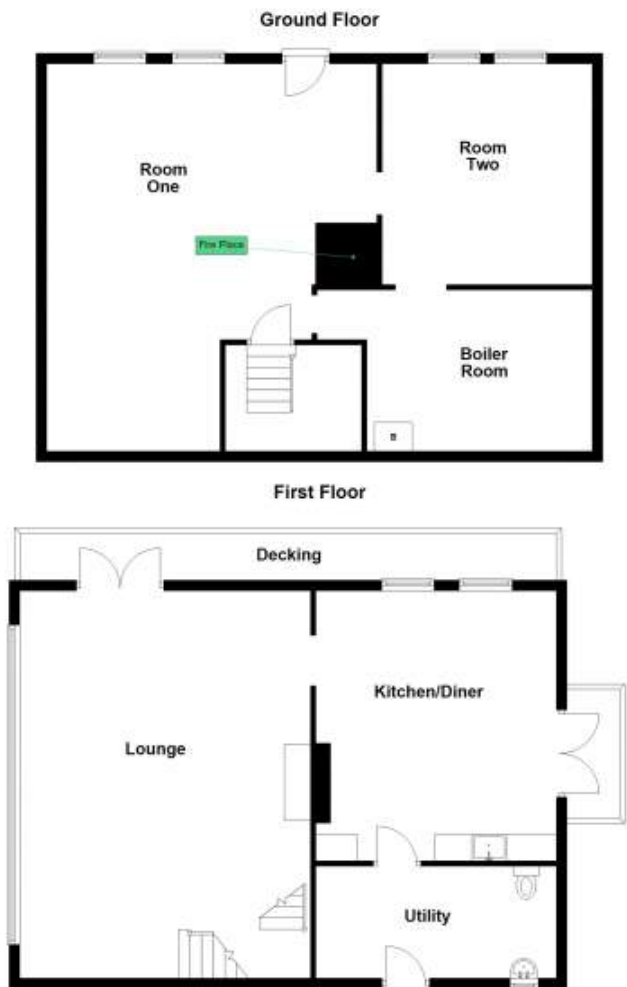
Room One (24' 3.34" x 20' 8.03") or (7.40m x 6.30m)
The main room on the lower floor has two windows to the front offering a view of the garden and towards the Cuillins and Loch Harport. A door gives access to a small terraced area. Access is provided to a second room and a store room / boiler room. Concrete floor and block walls.

Room Two (13' 1.87" x 13' 10.14") or (4.01m x 4.22m)
Generously sized room with 2 windows to the front giving a view to the garden and towards the Cuillins and Loch Harport. Access to store room.

Store Room (14' 5.23" x 10' 1.26") or (4.40m x 3.08m)
Store room containing the boiler. Concrete flooring and block walls. Access from both of the other lower floor rooms.

Grounds
7 Carbostbeag is situated in generous garden grounds, measuring approximately 0.5 acres (to be confirmed by title deed) and is accessed via a gravel driveway from the township road. Steps lead from the parking area to the property. The grounds contain the frame of a poly tunnel and a couple of timber storage sheds.





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		87	(81-91) B		
(69-80) C			(69-80) C		75
(55-68) D	64		(55-68) D	63	
(39-54) E			(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.