



14 Steele Croft Road, Carbost, Isle of Skye, IV47 8SY  
Offers Over £325,000

# 14 Steele Croft Road, Carbost, Isle of Skye, IV47 8SY

14 Steele Croft Road is a modern three bedroom detached property located in the village of Carbost and is ideally positioned to take advantage of all the amenities the village has to offer. The property has been well maintained by the current owner and is presented in walk-in condition with bright and spacious living accommodation.

- Modern Detached Property
- Loch and Mountain Views
- Private Garden Grounds
- Village Location
- Off Street Parking

## Services

Mains Electric, Mains Drainage, Mains Water

## Tenure

Freehold

## Council tax

Band C

## Property Description

14 Steele Croft Road is a modern three bedroom detached property located in the village of Carbost and is ideally positioned to take advantage of all the amenities the village has to offer. The property has been well maintained by the current owner and is presented in walk-in condition with bright and spacious living accommodation.

The spacious accommodation within is set out over two floors and comprises: Entrance utility room, kitchen lounge/dining room and bathroom on the ground floor. Upstairs are three double bedrooms and shower room. The property further benefits from Hive controlled oil-fired central heating and double glazing throughout, and a wood burning stove in the lounge. Solar tubes on the roof are for helping to heat the water.

Externally the property sits within well maintained garden grounds which are mainly laid to lawn. A front decking area provides access to the garden and boasts views over Loch Harport and towards the Cuillins. Parking is provided at the rear of the property.

14 Steele Croft Road would make a lovely family home or holiday let in the ever popular village of Carbost, home to the world famous Talisker Distillery and Old Inn pub. The village also boasts a community run shop, medical practice and restaurant operated by The Three Chimneys.

Viewing is highly recommended to fully appreciate the property on offer.

Other than personal items all furniture is available by separate negotiation.



**Utility Room (9' 11.68" x 7' 7.34" ) or (3.04m x 2.32m)**  
Entry via a UPVC half glazed door. Karndean flooring. Window to side elevation with view towards Loch Harport and the Cuillins. Floor units with oak work top and butler's sink. Storage cupboard housing the hot water cylinder and consumer unit. Space for washing machine. Internal oil boiler. Access to kitchen via four pane timber door.

**Kitchen (12' 4.82" x 12' 6.39" ) or (3.78m x 3.82m)**  
Bright, well equipped kitchen with a great range of floor and wall units with contrasting oak work tops. Integrated dishwasher, oven and combi oven/microwave. Electric induction hob with separate gas burner, Karndean flooring. Windows to rear and side. Painted in a neutral tone. Tiled at splash back. Access to lounge via four pane timber door.

**Lounge (20' 0.94" Max x 18' 7.23" Max) or (6.12m Max x 5.67m Max)**  
Spacious, triple aspect lounge with windows to side, French doors to the rear and patio doors to the front, providing access to raised deck area and boasting views towards Loch Harport. Log burner with slate hearth and tiled wall behind. Carpeted. Painted in neutral tone. Under stair storage cupboard. Stairs to upper floor. Access to bathroom. Ample space for dining table and chairs.

**Bathroom (7' 11.67" x 5' 11.65" ) or (2.43m x 1.82m)**  
Modern bathroom comprising W.C., wash hand basin and bath with hand-held shower attachment. Tiled at bath, basin, W.C. and to dado height. Painted walls. Karndean flooring. Window to front. Chrome, heated towel rail. Extractor.

**Landing (9' 8.54" x 3' 4.94" ) or (2.96m x 1.04m)**  
Carpeted stairs lead from the lounge to the landing which affords access to three double bedrooms and shower room. Loft hatch.

**Bedroom 1 (16' 0.13" Max x 13' 7.39" Max) or (4.88m Max x 4.15m Max)**  
Master bedroom with floor to ceiling windows to side and Velux to front. Views are afforded to Loch Harport. Half-glazed door leads to a small balcony which offers loch views. Two built in wardrobes. High, coombed ceiling. Carpeted. Painted in a neutral tone. Oak door.

**Bedroom 2 (12' 6.39" Max x 10' 2.83" Max) or (3.82m Max x 3.12m Max)**  
Double bedroom with floor to ceiling window to side boasting views towards Loch Harport and the Cuillins. Velux window to front. High, coombed ceiling. Carpeted. Painted. Oak door.

**Shower Room (9' 4.2" x 6' 0.44" ) or (2.85m x 1.84m)**  
Generously appointed shower room comprising W.C., wash hand basin and shower cubicle with rainfall shower. Velux window to front. Tiled at shower and to dado height at W.C and basin. Chrome, heated towel rail. Karndean flooring. Painted. Extractor. Oak door.

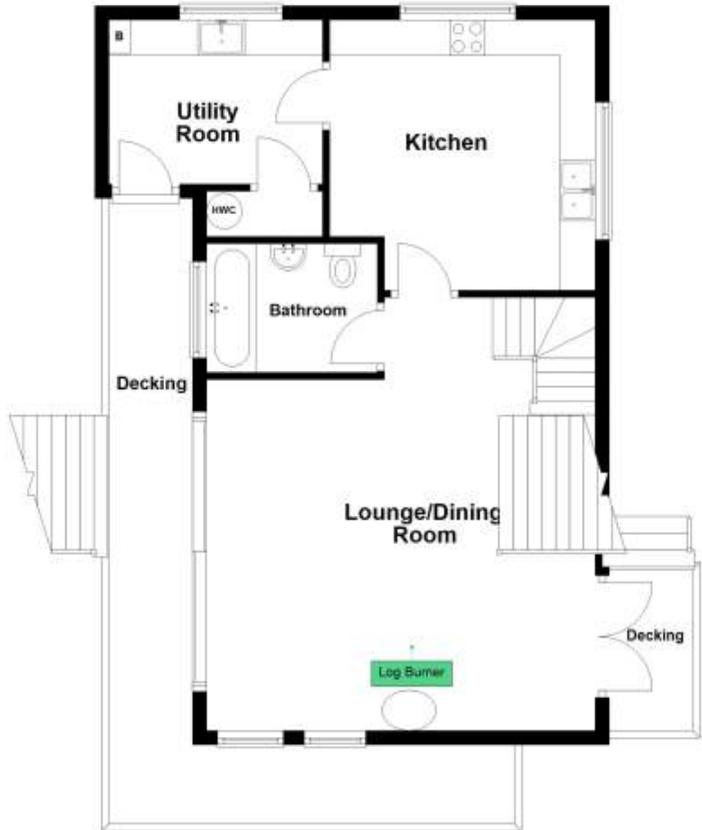
**Bedroom 3 (12' 6.39" x 10' 2.83" ) or (3.82m x 3.12m)**  
Double bedroom with floor to ceiling window to side boasting views towards Loch Harport and the Cuillins. Velux window to rear. High, coombed ceiling. Carpeted. Painted. Oak door.

#### **Garden**

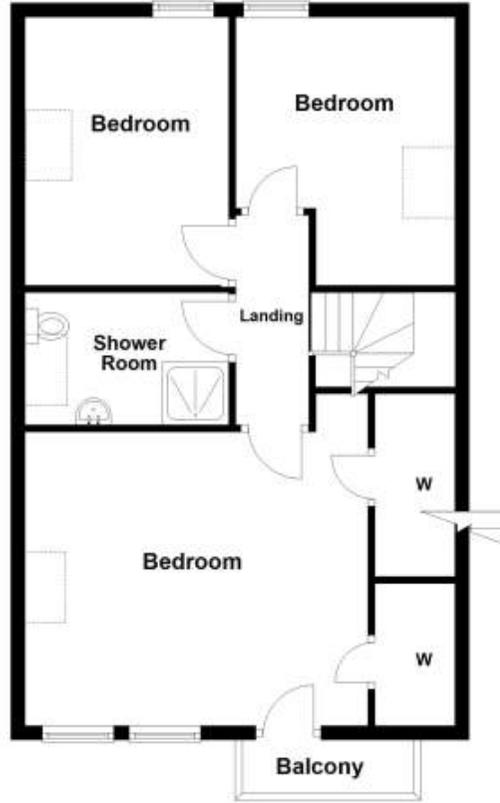
Wraparound garden grounds laid to grass. The house has a decking to front, side and rear. A square decking pad provides an area to sit out and take in the views towards Loch Harport and the Cuillins. There is a parking area for two vehicles at the rear.



Ground Floor



First Floor



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>			(92+) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>	76	80	(69-80) <b>C</b>	75	76
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>			England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		

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<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.