



Chalet, 2 Camuscross, Sleat

Offers Over £280,000



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Chalet, 2 Camuscross

Sleat, Isle Of Skye

Waterfront 4-bed chalet in Camuscross, Isle of Skye, with stunning views, outhouse, garden, wraparound decking. Peaceful rural setting, ideal for family or holiday home.

- Council Tax band: C
- Tenure: Freehold
- EPC Energy Efficiency Rating: C
- EPC Environmental Impact Rating: D

KEY FEATURES:

- 4-Bedroom timber-built countryside chalet
- Located on popular Sleat Peninsula
- Expansive views towards Isle Ornsay Lighthouse, Beinn Sgritheall and Loch Hourn
- Stunning rural location
- Breathtaking setting on the waterfront



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GENERAL DESCRIPTION:

2 Camuscross is a tucked away timber-built countryside bungalow set in a peaceful rural location with beautiful views towards Isle Ornsay Lighthouse, Beinn Sgritheall and Loch Hourn. The 4-bedroom chalet is offered in walk in condition and would be a peaceful place to have a family home or alternatively as a holiday retreat. The property is set on the waterfront, allowing ample opportunity to enjoy the water during the summer days for which the Sleat Peninsula is renowned. Local amenities can be found nearby in Isleornsay.

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

PROPERTY COMPRISES:

Ground Floor: Entrance Porch/Utility, Hallway, Lounge, Kitchen/Dining, Four Bedrooms, Bathroom

Upper Floor: Loft

EXTERNAL:

Outhouse

Garden

DETAILS:

HOME REPORT: Available from RE/MAX Skye

SERVICES: Mains electricity, mains water, drainage to shared septic tank.



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LOCATION:

The Sleat peninsula is one of the Island's most popular areas, with its wonderful green and wooded forestry trails, coastal views, abundant wildlife, and local history. The area is an ideal base for outdoor pursuits, with a host of beautiful walks through awe-inspiring countryside and seascapes, offering glimpses of dramatic cliffs and secluded bays. The primary school (offering both English and Gaelic medium classes) is situated in the nearby village of Kilmore with secondary education to be found in Portree, the Island's capital, approximately 32 miles away. A school bus runs daily to the school. Camuscross has magnificent views across the Sound of Sleat to the Knoydart hills beyond. The nearest main village is Broadford, approx. 8 miles away, and here you will find a good range of amenities.

NEARBY AMENITIES:

Hotel and restaurant - 5-minute walk

Community Hub - Shop, Post Office, Cafe, Fitness, Sports and Events Venue - 1 Mile

Primary School - 10-minute drive

Medical Practice - 10-minute drive

Ferry Terminal to the mainland, Armadale - 8 miles - 15-minute drive

Hospital in the Main village of Broadford - 8 miles - 15-minute drive

Supermarket and other local shops in the village of Broadford - 15-minute drive.



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ACCOMMODATION:

Chalet, 2 Camuscross is a 4-bedroom detached bungalow that was built around 2004 and extends to some 84 sq m. The property benefits from timber frame double glazed windows and uPVC double glazed doors. Heating is by way of an oil-fired Trianco central heating boiler to radiators throughout the property. Utility facilities are available in the Outhouse at the rear of the property, which also houses the oil central heating boiler and hot water tank. Wraparound decking on three sides of the house is connected by a walkway to the outhouse, providing easy access. The property makes use of a shared septic tank and shared driveway for which the maintenance is shared. The property is in walk in condition, and set in an enviable waterfront location.



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GROUND FLOOR:

ENTRANCE PORCH/UTILITY:

9' 6" x 6' 4" (2.90m x 1.94m)

Half glazed uPVC door, ceiling downlights, base and wall cabinets, stainless steel sink with drainer, two built-in storage cupboards, V-groove PVC cladding on walls and ceiling, radiator, vinyl flooring, access to hallway.

HALLWAY:

3' 3" x 20' 1" (1.00m x 6.12m)

Half glazed multi-pane door, ceiling downlights, radiator, LVT flooring, access to four bedrooms, bathroom, loft.

LOUNGE:

13' 1" x 12' 8" (3.99m x 3.87m)

Multi-pane glazed door, dual aspect room with windows to front elevation and two glazed doors to front elevation unto decking area with expansive water and mountain views, ceiling downlights, radiator, LVT flooring, open access to kitchen/dining.



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GROUND FLOOR (CONTINUING):

KITCHEN/DINING:

12' 4" x 9' 6" (3.77m x 2.90m)

Open access, dual aspect room with windows to side and front elevation with water and mountain views, ceiling spotlights, range of base and wall units with laminate worktop over, 1.5 stainless steel sink with drainer, ceramic hob, integrated extractor fan, integrated double oven, fridge, and dishwasher, space for dining table and chairs, radiator, vinyl flooring.



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GROUND FLOOR (CONTINUING):

BEDROOM 1:

9' 6" x 9' 11" (2.89m x 3.02m)

Timber door, window to side elevation, ceiling downlights, radiator, laminate flooring.

BEDROOM 2:

9' 8" x 9' 6" (2.95m x 2.90m)

Timber door, window to side elevation, ceiling downlights, built-in double wardrobe, radiator, fitted carpet.

BEDROOM 3:

9' 7" x 9' 9" (2.92m x 2.96m)

Timber door, window to side elevation, ceiling downlights, built-in double wardrobe, radiator, fitted carpet.

BEDROOM 4:

9' 7" x 9' 7" (2.92m x 2.91m)

Timber door, window to side elevation, ceiling downlights, radiator, fitted carpet.



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GROUND FLOOR (CONTINUING):

BATHROOM:

9' 5" x 5' 10" (2.87m x 1.78m)

Timber door, frosted window to side elevation, downlights, wall lights, built-in whirlpool bath, glazed quadrant steam shower cabin with raindrop shower and Mira handheld shower over, WC, vanity unit with integrated wash hand basin, mirror cabinet with integrated lights over, tall cabinet, V-groove PVC cladding on walls and ceiling, radiator, LVT flooring.

UPPER FLOOR:

LOFT:

Partially boarded. With the potential to develop further accommodation subject to planning.



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EXTERNAL:

OUTHOUSE:

11' 4" x 9' 5" (3.46m x 2.87m)

Timber outbuilding currently housing the oil-fired Trianco central heating boiler and Mego flow high efficiency water tank, range of base units with laminate worktop over with space and plumbing for washing machines and tumble dryers, space for additional freezers/refrigerators, frosted half glazed uPVC exterior door, ceiling light, vinyl flooring.



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EXTERNAL (CONTINUING):

GARDEN:

A gravel driveway leads down from the road with the Chalet on the right side with uninterrupted views towards Isle Ornsay and Isle Ornsay Lighthouse. The garden is mainly laid to grass and surrounded by neighbouring croft land and mature trees. Wraparound decking has been installed on three sides of the chalet, with a walkway at the front of the property towards the driveway and steps providing access to the garden at the rear of the property. A walkway provides convenient access to the Outhouse. The water can be accessed from the surrounding croft land and at low tide you can enjoy a walk on the sand towards the Lighthouse.



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GENERAL:

EXTRAS:

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

WHAT3WORDS:

[///bandwagon.logbook.guideline](http://bandwagon.logbook.guideline)

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:

These particulars are prepared based on information provided by our clients. We have not tested the electrical system or any electrical appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Prospective purchasers should make their own enquiries – no warranty is given or implied. This schedule is not intended to and does not form any contract.



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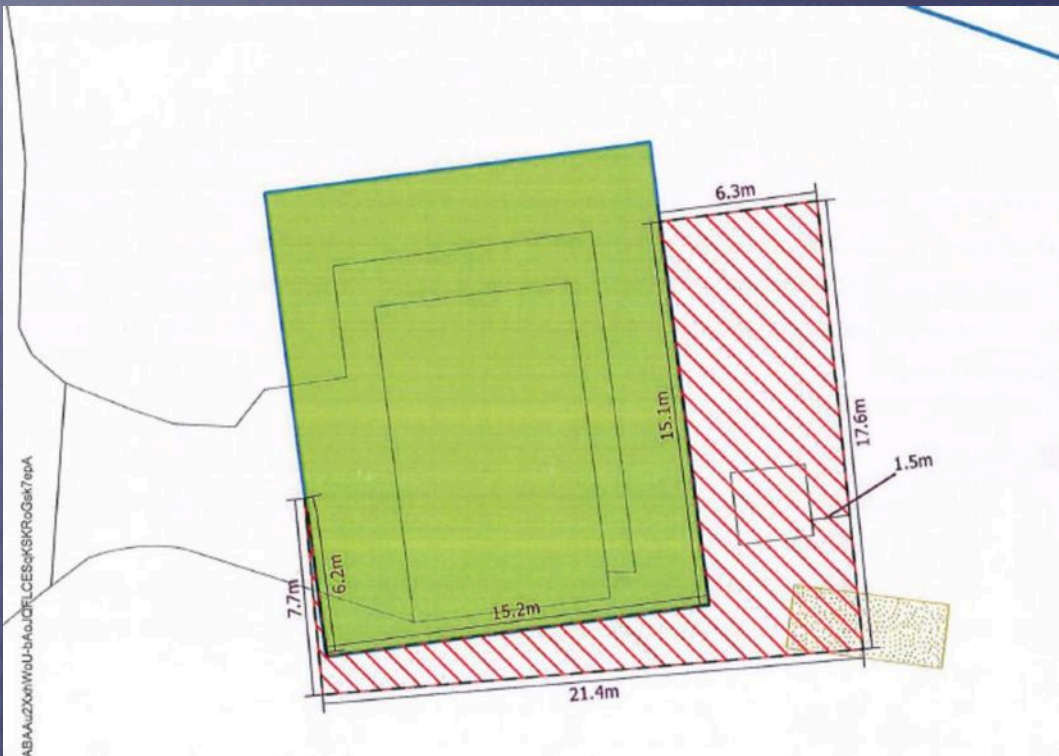
Illustration for identification purposes only, measurements are approximate, not to scale. Fourtells.co © (ID1310059)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	81
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	67	75
England, Scotland & Wales		
EU Directive 2002/91/EC		



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