



Loch View, Carbostbeg, Carbost, Isle of Skye, IV47 8SH
Offers Over £215,000

Loch View, Carbstobeg, Carbstob, Isle of Skye, IV47 8SH

Loch View, Carbstobeg is a detached two bedroom cottage occupying an elevated position boasting panoramic loch and mountain views over Loch Harport and the Cuillin Mountains. Sitting in fully enclosed garden grounds this bright property offers comfortable living in a stunning setting.

- Detached Property
- Loch and Mountain Views
- Off Road Parking
- Private Garden

Services

Mains Electric, Mains Water, Drainage to a septic tank

Tenure

Freehold

Council tax

Band Not Specified

Property Description

Loch View, Carbstobeg is a detached two bedroom cottage occupying an elevated position boasting panoramic loch and mountain views over Loch Harport and the Cuillin Mountains. Sitting in fully enclosed garden grounds this bright property offers comfortable living in a stunning setting.

The accommodation within comprises of entrance vestibule, hallway, lounge, kitchen diner, shower room and two double bedrooms. The property further benefits UPVC double glazing throughout and electric storage heating. The property has been well maintained and is presented in walk-in condition and is decorated in neutral tones throughout. Interlinked smoke alarms are installed.

Externally, the property is set within neat garden grounds, with an area of lawn and trees, shrubs and bushes. To the side of the property is a large parking area which offers potential to site a pod or extend the existing property subject to obtaining the necessary planning consents. A tarmac driveway from the township road leads to the property and provides parking. Loch View is located one mile from Carbstob where you will find a shop, medical practice, the Old Inn, Talisker Distillery and the Three Chimneys at Talisker restaurant.

Loch View provides a wonderful opportunity to purchase a home in a breath-taking setting and must be viewed to appreciate the accommodation and views on offer.

The property has been operating as a successful self catering business and has the STL licence in place. Loch View offers a ready made business in walk-in condition.



Entrance Vestibule (3' 0" x 5' 9") or (0.91m x 1.75m)

Entrance vestibule with space for hanging jackets and storing footwear. Frosted UPVC door to front. Tiled flooring. Painted. Access to hall via 15 pane timber door.

Hallway (11' 9" x 3' 6") or (3.58m x 1.07m)

Hallway providing access to Kitchen, two double bedrooms and shower room. LVT flooring. Painted. Hatch to partially floored loft. Linen cupboard.

Kitchen/Diner (12' 11" x 9' 7") or (3.94m x 2.91m)

Kitchen-diner with a good range of floor and wall units with contrasting worktop and splash back. Integrated appliances including oven and hob with extractor hood, fridge with freezer box and a dishwasher. Free standing washing machine. Window to rear with view to garden. Vinyl flooring. Painted. Access to lounge via archway.

Lounge (11' 9" x 12' 11") or (3.58m x 3.94m)

Light-filled lounge with window to front elevation boasting stunning views towards Loch Harport and the Cuillins. Carpeted. Painted. Electric stove on a slate hearth.

Bedroom 1 (12' 5" x 9' 6") or (3.78m x 2.90m)

Bright double bedroom with window to front elevation affording views to Loch Harport and the Cuillins. Carpeted. Painted. Built-in wardrobe.

Bedroom 2 (12' 5" x 9' 7") or (3.79m x 2.91m)

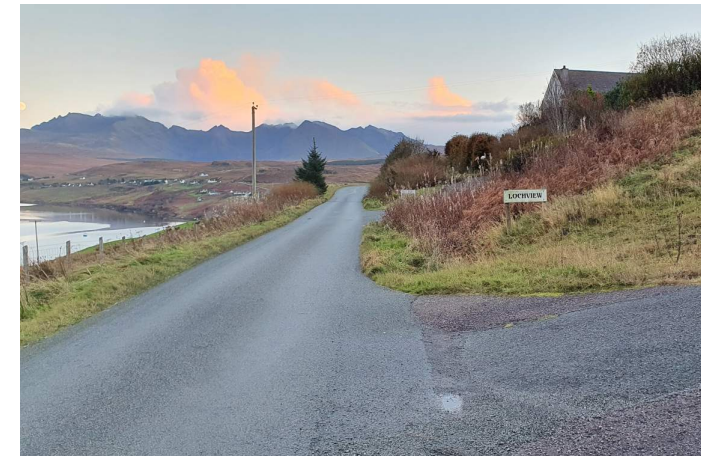
Spacious double bedroom with window to rear elevation. Built in wardrobe and airing cupboard housing the hot water cylinder. Carpeted. Painted.

Shower Room (6' 2" x 6' 1") or (1.88m x 1.85m)

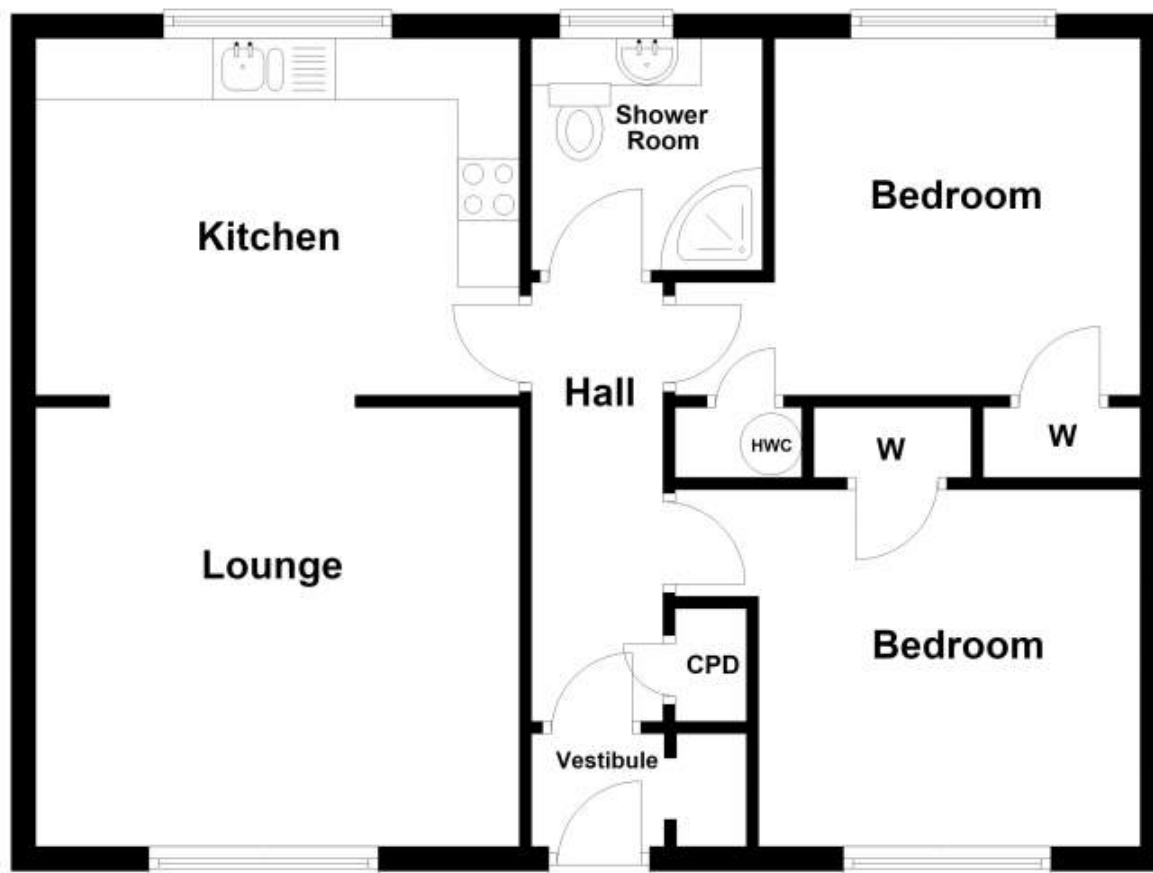
Modern shower room comprising vanity W.C. and wash hand basin, corner shower unit with Mira Sport electric shower. Tiled floor and walls. Wet wall at shower. Frosted window to rear. Wall mounted fan heater. Extractor fan. Chrome, heated towel rail.

Garden

Externally, the property is set within neat garden grounds, with an area of lawn and trees, shrubs and bushes. To the side of the property is a large parking area which offers potential to site a pod or extend the existing property subject to obtaining the necessary planning consents. A tarmac driveway from the township road leads to the property and provides parking.



Ground Floor



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		
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.