



Braeside, 22 Fiscavaig, Carbost, Isle Of Skye, IV47 8SN  
Offers Over £390,000



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Braeside is an immaculately presented four bedroom detached bungalow located in the popular crofting township of Fiscavaig on the Minginish peninsula. Occupying an elevated position the property boasts widespread sea views over Loch Bracadale and Oronsay Island.

- Modern Detached Bungalow
- Four Bedrooms (1 en-suite)
- Oil Fired Central Heating
- Single Car Garage
- Sea Views
- Generous Garden Grounds
- Excellent Family Home

## Services

Mains Electric, Mains Water. Drainage by way of septic tank.

## Tenure

Freehold

## Council tax

Band E

## Property Description

Braeside is a beautifully appointed property sitting within generous private garden grounds affording stunning views over Loch Bracadale and Oronsay Island. The property has been very well maintained by the current owners and is presented in walk-in condition with bright and airy rooms all finished in contemporary tones.

The generously proportioned accommodation within comprises of; entrance hallway, lounge, sun room, kitchen/dining room, rear vestibule, utility room, bathroom, four double bedrooms (one en-suite) and integral garage. The subjects further benefit from oil fired central heating, wood burning stove in the lounge, UPVC double glazing and generous garden grounds providing ample parking.

Braeside is a 6-minute walk from picturesque Fiskavaig Bay, used for swimming, rock pooling, kayaking and paddleboarding. The bay is shallow and sheltered and at low tide opens to an expanse of sand. Walks from the door include Talisker Bay, Arnaval (369m) and the Ardtreck loop (showing views across the Minch to Uist.) Carbost is just 4 miles away in which can be found the Community Shop, the Old Inn, the Oyster Shed, Caora Dubh coffee shop and the world famous Talisker Distillery as well as Carbost Primary School and a play park. Further out is Cafe Cuil (5 miles) and the stunning Fairy Pools (9 miles).

Externally the property is set within well maintained garden grounds that are mainly laid to gravel with a lawned area to the front. There is ample parking available to the front and side of the property. The integrated garage is prime for conversion into additional accommodation if required and subject to the relevant planning consents.

Braeside offers the opportunity to purchase a well proportioned family home in a stunning location and must be viewed to appreciate the accommodation and views on offer.



**Entrance Hall (30' 10.87" Max x 16' 10.36" Max) or (9.42m Max x 5.14m Max)**

Half glazed UPVC door with decorative glass insert and side panel leads into a bright and welcoming entrance hallway. Access to lounge, kitchen diner, family bathroom, integral garage and four bedrooms. Built in storage cupboard. Painted in neutral tones. Carpeted.

**Lounge (16' 10.36" x 13' 8.96" ) or (5.14m x 4.19m)**

Bright and airy lounge with picture window to the front elevation boasting uninterrupted sea views across Loch Bracadale. Chilli Penguin wood burning stove with oven. Carpeted. Painted in neutral tones. Opening through to sun room. Glass panel door to hallway.

**Sun Room (13' 6.2" x 13' 0.69" ) or (4.12m x 3.98m)**

Bright triple aspect sun room with windows to the front, rear and side elevations allowing natural light to flood the room. Patio doors to the front elevation leading out to the garden. Widespread sea views over Loch Bracadale. Carpeted. Painted in neutral tones.

**Kitchen/ Dining Room (22' 8.05" x 12' 0.49" ) or (6.91m x 3.67m)**

Impressive kitchen/dining room fitted with a large range of modern wall and base units with contrasting worktop and breakfast bar. Composite sink and drainer. Integrated dishwasher, fridge, microwave, double oven and ceramic hob with extractor hood over. Tile splash back. Ample space for dining room table and chairs. Windows to the rear elevation. Painted in neutral tones. Vinyl flooring . Glazed doors to rear vestibule and hallway.

**Utility Room (7' 1.83" x 4' 9.48" ) or (2.18m x 1.46m)**

Utility room with a range of base units and contrasting worktop over. Space for white goods. Extractor fan. Painted in neutral tones. Vinyl flooring.

**Rear Vestibule (6' 5.17" x 4' 9.09" ) or (1.96m x 1.45m)**

Rear vestibule accessed via white half glazed UPVC door with window to the side elevation. Doors off to utility room and kitchen/dining room. Painted in neutral tones. Vinyl flooring.

**Master Bedroom (14' 9.56" x 12' 10.33" ) or (4.51m x 3.92m)**

Generous size master bedroom with window to the rear

**Master En-suite (11' 1.86" x 6' 8.71" ) or (3.40m x 2.05m)**

Modern en-suite comprising walk-in rain shower, W.C. and vanity wash hand basin. Frosted window to the rear elevation. Wet wall to shower enclosure. Bluetooth anti fog smart mirror. Extractor fan. Chrome heated towel rail. Painted in neutral tones. Vinyl flooring.

**Bedroom 2 (14' 9.16" x 8' 10.3" ) or (4.50m x 2.70m)**

Double bedroom with window to the rear elevation. Painted in neutral tones. Carpeted.

**Bedroom 3 (11' 1.46" x 9' 7.75" ) or (3.39m x 2.94m)**

Good size double bedroom which is currently used as a home office. Window to the front elevation overlooking Loch Bracadale. Built-in mirrored wardrobes. Carpeted. Painted in neutral tones.

**Bedroom 4 (10' 7.56" Max x 9' 7.75" Max) or (3.24m Max x 2.94m Max)**

Double bedroom with window to the front offering views over Loch Bracadale. Built-in mirror wardrobes. Carpet. Painted in neutral tones.

**Bathroom (14' 9.56" x 8' 5.97" ) or (4.51m x 2.59m)**

Modern bathroom suite consisting of Jacuzzi bath, corner shower, W.C. and vanity wash hand basin. Bluetooth anti fog smart mirror. Frosted window to rear elevation. Chrome heated towel rail. Painted in neutral tones. Vinyl flooring. Extractor fan.

**Integral Garage (19' 7.83" x 11' 8.94" ) or (5.99m x 3.58m)**

Integral single car garage which offers the potential to be converted into additional accommodation if desired which is subject to the usual planning consents. Window to the side elevation. Electric up and over garage door to the front elevation. Power and light. Concrete floor. Hot water tank, oil boiler and consumer unit housing. Loft access. Door to hallway. Painted.

**Garden**

Braeside is set within a substantial garden plot occupying an elevated position affording panoramic views across Loch Bracadale. The property is accessed via a shared access track from the township road leading up to a large gravel area surrounding the property providing ample parking. There is also a lawn area to the front of the property.







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>		90	(92+) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>	76		(69-80) <b>C</b>	73	77
(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 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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.