



# The Isle of Skye Estate Agency

[www.iosea.co.uk](http://www.iosea.co.uk)

The Isle of Skye Estate Agency

Portree Office: [sales@iosea.co.uk](mailto:sales@iosea.co.uk)

01478 612 683

Kyle Office: [kyle@iosea.co.uk](mailto:kyle@iosea.co.uk)

01599 534 555



## 3 Hillside View, Fiscavaig, Isle of Skye, IV47 8SN

Spacious Detached Bungalow

LPG Central Heating

Four Double Bedrooms

Large Garden Grounds

**Offers In The Region Of £325,000**

Loch Views

Integral Garage

## Description:

Number 3 Hillside View, Fiscavaig is a spacious, modern, detached four-bedroom bungalow located in the scenic township of Fiscavaig on the Minginish peninsula, affording stunning views over Loch Bracadale towards the lighthouse at Ardtreck Point and beyond.

Number 3 Hillside View is a bright and spacious detached four-bedroom bungalow set in an elevated position affording beautiful views over Loch Bracadale. Sitting in generous garden grounds the property offers family accommodation with bright, well-proportioned rooms and ample built-in storage space.

The accommodation within comprises of entrance vestibule, hallway, lounge, kitchen / diner, four double bedrooms, family bathroom, shower room, utility room and rear porch. The property further benefits from timber and aluminium double glazing throughout, LPG central heating and a wood burning stove in the lounge. There is a covered terrace to the side providing an ideal place for al fresco dining and an integral garage.

Externally, the property is set within large garden grounds and is positioned to make the most of the stunning views over Loch Bracadale. There is an integral garage to one side of the property and a small timber shed providing options for storage. Parking is available on the gravel drive to the front and side front of the property.

Number 3 Hillside View provides a fantastic opportunity to purchase a family home in a stunning location and must be viewed to appreciate the accommodation on offer.



## Room sizes

### Ground Floor

#### Entrance Vestibule

1.60m x 1.70m (5'02" x 5'06").

#### Hallway

3.51m x 8.02m (11'06" x 26'03") at max.

#### Lounge

5.40m x 5.28m (17'08" x 17'03").

#### Kitchen / Dining

4.82m x 5.41m (15'09" x 17'09").

#### Utility

2.25m x 1.73m (7'04" x 5'08").

#### Rear Porch

2.36m x 2.37m (7'08" x 7'09").

#### Bathroom

3.08m x 2.02m (10'01" x 6'07").

#### Master Bedroom

4.13m x 4.08m (13'06" x 13'04").

#### Bedroom Two

3.08m x 3.75m (10'01" x 12'03").

#### Bedroom Three

3.07m x 3.48m (10'00" x 11'04").

#### Bedroom Four

4.11m x 2.83m (13'05" x 9'03").

#### Shower Room

1.97m x 1.78m (6'05" x 5'10").





# The Isle of Skye Estate Agency

The Isle of Skye Estate Agency

Portree Office: sales@iosea.co.uk

01478 612 683

Kyle Office: kyle@iosea.co.uk

01599 534 555

www.iosea.co.uk

## Services:

Mains water and electricity. Drainage to septic tank. LPG Central Heating

**Council Tax:** Band E

## EPC Rating:

Band E

## Home Report:

Please contact The Isle of Skye Estate Agency.

## Viewings:

Strictly by appointment through The Isle of Skye Estate Agency.

## Entry:

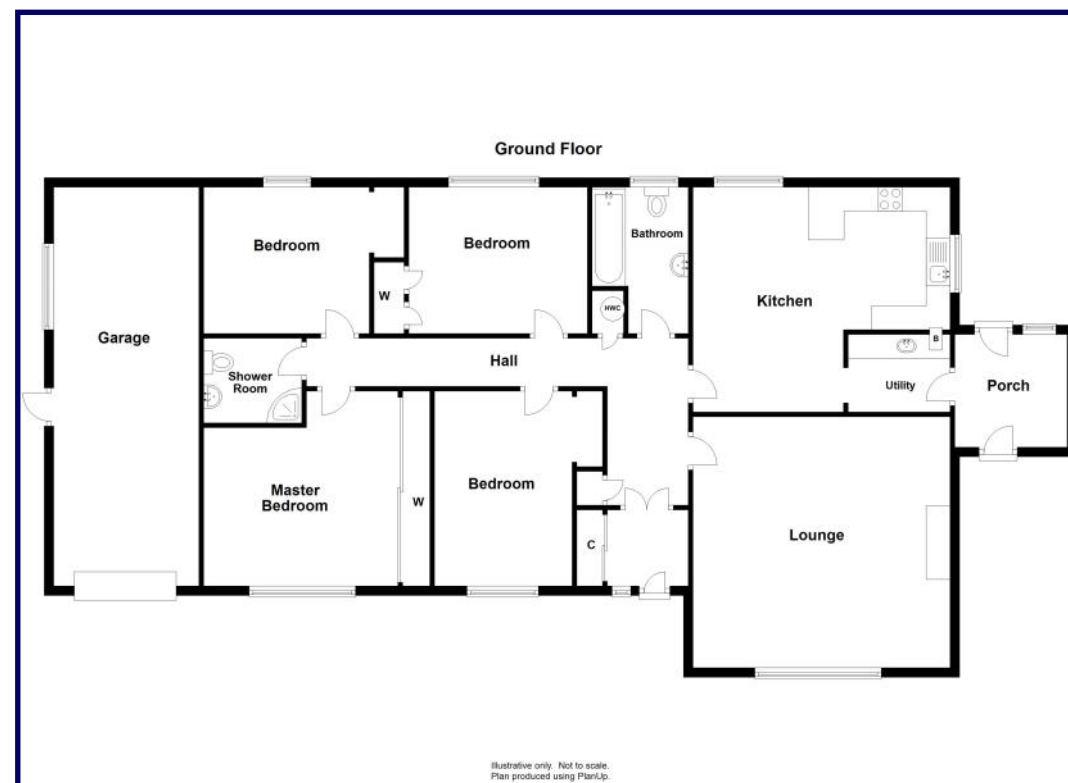
By mutual agreement.

## Directions:

From Portree head south on the A87 until you reach Sligachan. Turn right onto the A863 signposted to Dunvegan. After about 4 miles you will take a left hand turning signposted Carbost/Portnalong (B80090). Continue on this road passing through Carbost (you will pass the Talisker Distillery), Fernilea and Portnalong before you come into Fiscavaig. At the T-junction / bus stop turn left and continue for another 1.5 miles or so. 3 Hillside View is situated on the left hand side of the road. There is a green sentry box at the property entrance.

## Location:

Located on the Minginish peninsula, Fiscavaig is a small crofting community 5 miles from Carbost, the nearest main village. In the neighbouring township of Portnalong facilities include a small hotel/bar and community centre. In Carbost, home to the world famous Talisker Distillery facilities include a community owned village shop, post office/stationers, a pub and hostel. There is also a primary school in Carbost and secondary schooling is available in Portree, the Island's capital, some 20 miles away - a school bus service operates. There is a scheduled bus service between Fiscavaig and Portree that runs several times a day. The bus stop is just a few yards from the house. Portree has all the facilities you would expect of a busy town including supermarkets, shops, restaurants, hotels and a hospital. Fiscavaig is an ideal base for holidaymakers, walkers and sightseers' being fairly central on the Island with lots of lovely walks, beaches and places of interest to visit.



## The Isle of Skye Estate Agency

Portree Office: Bridge Road

Portree  
Isle of Skye  
IV51 9ER  
IV51 9ER

Kyle Office: Main Street  
Kyle of Lochalsh  
Ross-Shire  
IV54 8RD

It is important that if you retain an interest in the acquisition of this property you arrange for your interest to be formally noted to this Agency, otherwise a sale may be concluded on a closing date set without you having been advised.

Every reasonable care has been taken in the drawing up of these particulars for the guidance of interested parties. They are believed to be correct but no guarantee of their accuracy is given and no error or misdescription herein shall annul any sale or be made the subject of compensation by either side. Neither shall these details be deemed to form any part of any contract by either side. Prospective purchasers are advised to take legal advice on the extent and nature of the subjects they propose to acquire.