



The Isle of Skye Estate Agency

www.iosea.co.uk

The Isle of Skye Estate Agency

Portree Office: sales@iosea.co.uk

01478 612 683

Kyle Office: kyle@iosea.co.uk

01599 534 555



Hillcrest, Carbstmore, Carbst, Isle of Skye, IV47 8ST.

Offers Over £375,000

Detached House

Electric central heating, Double Glazing & Solar Panels

Attractive Garden Grounds

Four Bedrooms (1 en-suite)

Views Over Loch Harport & The Cuillins

Detached Garage

Description:

Hillcrest is a beautifully presented four bedroom detached property set within the popular village of Carbostmore, Carbost on the Minginish peninsula. Set in an elevated position boasting stunning sea views over Loch Harport and the Cuillin mountains.

The subject is a well presented four bedroom detached bungalow set in an elevated position boasting uninterrupted sea views over Loch Harport and the Cuillin mountains. Hillcrest has been modernised recently and is presented in walk-in condition and finished to a high standard with bright and airy rooms all finished in contemporary tones.

The well proportioned accommodation within comprises of: entrance vestibule, hallway, lounge, kitchen/dining room, utility room, bathroom and four double bedrooms (1 en-suite). Further benefitting from UPVC double glazing throughout, Multi-fuel stove, electric central heating and solar panels providing electricity.

Externally, the property is set within well maintained wraparound garden grounds hosting neat areas of lawn with attractive rockeries and borders. The property is accessed via a private tarred driveway providing ample parking the the side of the property. The garden grounds also host a detached garage that has previously operated as a gallery/shop.

Hillcrest would make a lovely family home set in a prime location with widespread sea and mountain views and must be viewed to fully appreciate the setting.



Room sizes

Ground Floor

Entrance Vestibule: 1.64m x 1.20m (5'04" x 3'11").

Hallway: 8.28m x 2.75m (27'02" x 9'00") at max.

Lounge: 5.60m x 4.05m (18'07" x 13'03") at max.

Kitchen/Dining Room: 6.70m x 3.64m (21'11" x 11'11") at max.

Utility Room: 2.47m x 1.90m (8'01" x 6'02").

Bathroom: 2.38m x 2.10m (7'09" x 6'10") at max.

Master Bedroom: 3.90m x 3.50m (12'09" x 11'05") at max.

Master En-suite: 2.09m x 1.80m (6'10" x 5'10").

Bedroom Two: 3.30m x 3.09m (10'09" x 10'01").

Bedroom Three: 3.31m x 3.09m (10'10" x 10'01").

Bedroom Four: 3.50m x 2.28m (11'05" x 7'05").





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Services:

Mains water and electricity. Drainage to septic tank. Electric Central Heating. Solar Panels.

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

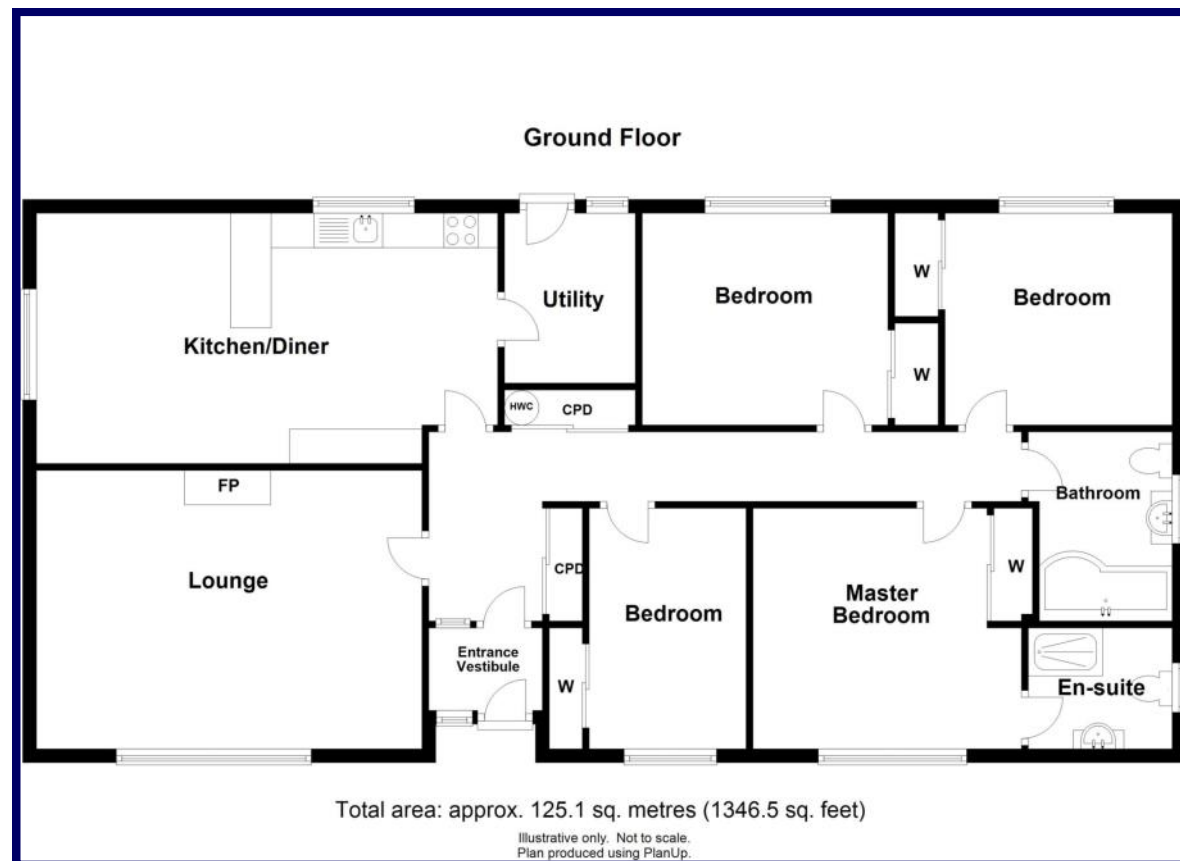
Entry:

Directions:

Heading north from Sligachan on the A863 take the left hand turning signposted Carbost and the Minginish Peninsula (and Talisker Distillery). Follow this road for approximately 2 miles. Just as you see the sign ahead for Carbost down to the right take the left turn up the higher road and Hillcrest is the first house on your left hand side.

Location:

The area of Carbost is situated on the western side of the Island and is made up of a number of smaller townships all overlooking the picturesque Loch Harport. The village itself has a good village shop and a post office as well as a village Inn, doctor's surgery and a primary school. Carbost is also home to the world famous Talisker Distillery and Visitors centre. The capital town of the Island, Portree is some 15 miles away and away benefits from a selection of shops including supermarkets, hotels, restaurants, leisure facilities, a modern medical centre and cottage hospital and secondary schooling. The property is centrally located and close Skye's famous Cuillin Mountains and would be the ideal base for anyone interested in walking and exploring the whole island. Glenbrittle Beach and Talisker Bay are also close by.



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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.