



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



Niflheim, Portnalong, Carbost, Isle of Skye, IV47 8SL

Offers Over £235,000

Detached House
Three Bedrooms

Oil Fired Central Heating & Double Glazing
Cuillin Views

Off Road Parking

Description:

Niflheim is a modern, detached three bedroom house in the ever popular crofting township of Portnalong on Skye's rugged west coast. Set in an elevated position the property boasts stunning views over the surrounding countryside toward the Cuillin mountains.

Niflheim is a well presented three bedroom property in Portnalong on Skye's west coast affording stunning views over the surrounding countryside towards the Cuillin mountains. The tastefully decorated property offers a Scandinavian feel and is ideally situated to take in everything the area has to offer.

The accommodation within is set out over one floor and comprises of: entrance hallway, open plan living room / kitchen, three bedrooms and bathroom. The property further benefits from double glazing throughout, oil fired central heating, an airstream air conditioning system, interlinked smoke alarms and good storage. Drainage is to a septic tank.

Externally, the front garden is laid to lawn. A shared driveway leads to a large gravelled parking area with room for several vehicles. A picnic bench at the front of the property is the ideal place to enjoy warm summer evenings whilst taking in the views on offer.



Room sizes

Ground Floor

Entrance Hallway

2.85m x 4.88m (9'04" x 16'00") at max.

Lounge Diner

3.92m x 5.27m (12'10" x 17'03") at max.

Kitchen

2.32m x 2.75m (7'07" x 9'00").

Bedroom One

3.41m x 4.07m (11'02" x 13'04").

Bedroom Two

2.30m x 2.89m (7'06" x 9'05").

Bedroom Three

2.31m x 2.35m (7'07" x 7'08").

Bathroom

1.70m x 3.20m (5'07" x 10'05").





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Services:

Mains water and electricity. Drainage to septic tank. Oil Fired Central Heating.

Council Tax: Band C

EPC Rating:

Band C

Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

Strictly by appointment through The Isle of Skye Estate

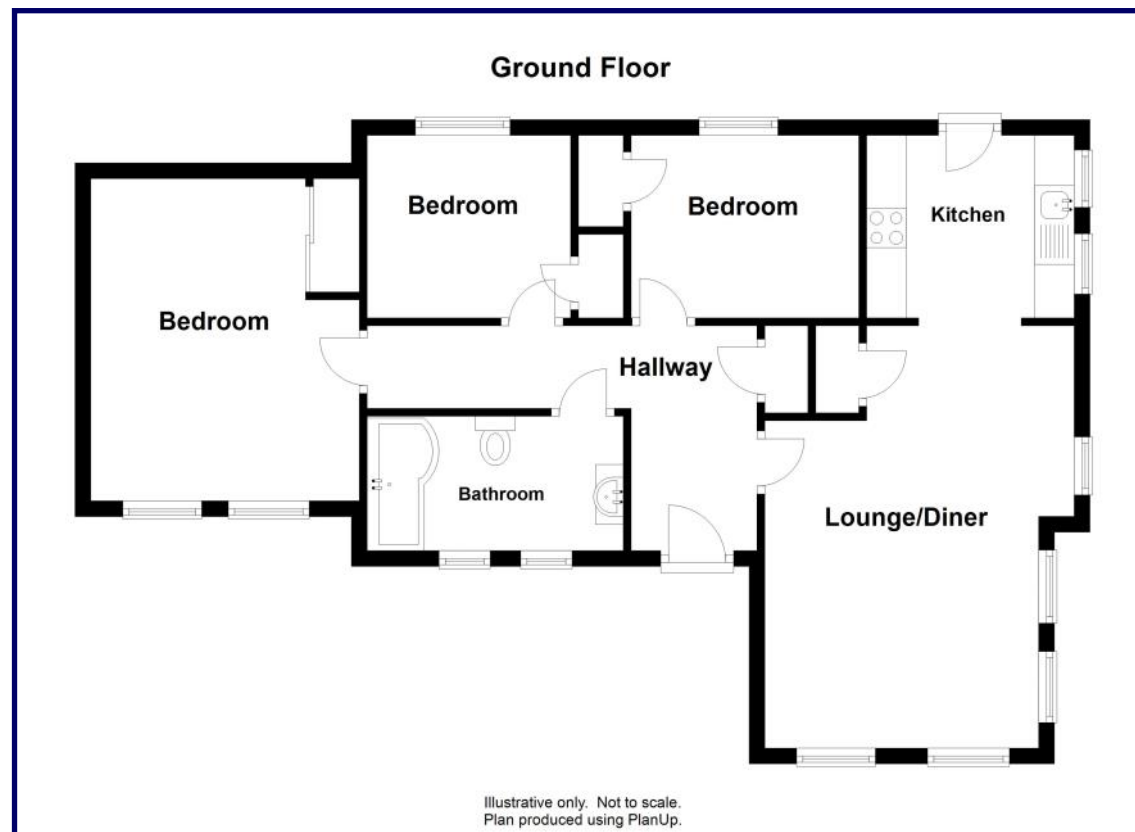
Entry:

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) and Fernilea As you arrive in Portnalong take the first road on the left and Niflheim is situated on the right hand side.

Location:

Located on the Minginish peninsula, Portnalong is a small crofting community 3 miles from Carbost, the nearest main village. In Portnalong facilities include a small hotel/bar and a newly built 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 Portnalong 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. Portnalong is an ideal base for holiday makers, walkers and sightseers' being fairly central on the Island with lots of lovely walks, beaches and places of interest to visit.



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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.