



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

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01599 534 555



Rosebank, Portnalong, Isle of Skye, IV47 8SL

Spacious Detached Bungalow
Four Bedrooms

Oil Central Heating
Large Garden Grounds

Offers Over £350,000

Mountain Views
Large Games Room

Description:

Rosebank, is a spacious, detached four-bedroom bungalow located in the scenic township of Portnalong on the Minginish peninsula, affording stunning views towards the Cuillins.

Rosebank is a bright and spacious detached four-bedroom bungalow set in private garden grounds boasting stunning views towards the Cuillin mountain range. The property offers the potential to be split giving a self-contained annex, utilising the large cinema / games room. 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, utility room, four double bedrooms (one en-suite), family bathroom, sun room, shower room/gym and large games room / cinema. The property further benefits from double glazing throughout and oil-fired central heating. The large games room currently houses a full size snooker table and area for a home cinema, however offers conversion potential, subject to the appropriate planning consents, into a self contained annex / granny flat.

Externally, the property is set within private garden grounds and is positioned to make the most of the stunning Cuillin views. The front garden is bordered by mature trees and parking is available on the driveway to the front of the property. The rear garden is private and mainly laid to grass with a mature hedge forming the rear boundary.

Rosebank provides a fantastic opportunity to purchase a family home in a beautiful, peaceful location and must be viewed to truly appreciate the accommodation on offer.



Room sizes

Entrance Vestibule

1.78m x 1.21m (5'10 x 3'11").

Hallway

3.13m x 4.46m (10'03" x 14'07") at max.

Lounge

5.25m x 6.73m (17'02" x 22'01").

Kitchen / Dining Room

5.25m x 3.75m (17'02" x 12'03").

Utility

2.32m x 3.80m (7'07" x 12'05").

Bedroom 4 / Study

3.40m x 2.33m (11'01" x 7'07").

Master Bedroom

4.20m x 2.90m (13'09" x 9'06").

En Suite Shower Room

2.26m x 1.28m (7'05" x 4'02").

Bedroom Two

4.30m x 2.91m (14'01" x 9'06").

Bedroom Three

3.31m x 2.62m (10'10" x 8'07").

Bathroom

2.75m x 1.75m (9'00" x 5'09").

Sun Room

3.95m x 3.14m (12'11" x 10'03").

Inner Hall

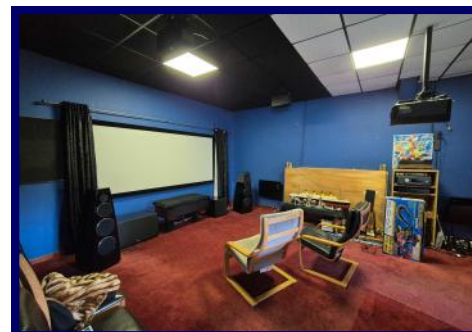
2.57m x 1.20m (8'05" x 3'11").

Shower Room / Gym

2.58m x 1.84m (8'05" x 6'00").

Games Room / Cinema

8.63m x 8.33m (28'03" x 27'04") at max.





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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:

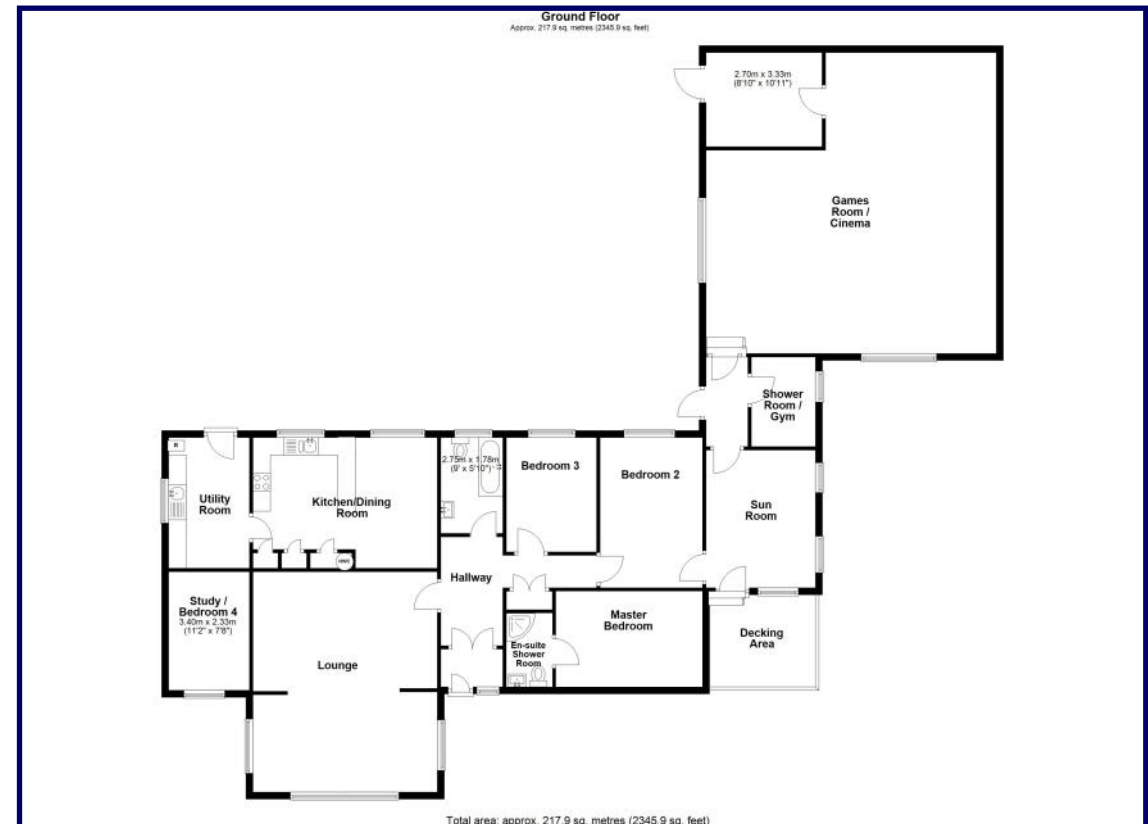
By mutual agreement.

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) and onwards to Portnalong. You will come to a turning signposted Fiskavaig. Take this turning and the driveway for Rosebank is the third on your right.

Location:

Located on the Minginish peninsula, Fiskavaig 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 Fiskavaig 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. Fiskavaig 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.



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.

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IV51 9ER

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Kyle of Lochalsh
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