



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



Post Office House, Camustianavaig, Isle of Skye, IV51 9LQ.

Traditional Former Croft House

Byre prime for conversion

3 Bedrooms

Oil Fired Central Heating & Multi Fuel Stove

Offers Over £230,000

Views Over Tianavaig Bay Towards Raasay

Located Close to Portree

Description:

Post Office House is a traditional three bedroom former croft house located in the picturesque township of Camustianavaig boasting views over Tianavaig Bay towards Dun Caan and the Isle of Raasay.

Post Office House is a traditional three bedroom property set in an elevated position affording views across the surrounding croft land to Tianavaig Bay and the Isle of Raasay . The property is conveniently located within easy commuting distance of Portree and all the amenities the Village has to offer.

The accommodation within is set out over two floors and comprises of: entrance porch, hallway, lounge, dining Room, kitchen and bathroom on the ground floor with two double bedrooms and a box room located on the first floor. The property further benefits from double glazing, oil fired central heating and multi fuel stove in the dining room.

Externally the property is set within low maintenance wrap around garden grounds. Parking is available to the side of the property on the driveway. The garden also hosts a traditional stone byre which offers the potential to be converted, subject to all the relevant permissions.

Post Office House presents a fantastic opportunity to purchase a traditional property situated in a peaceful setting close to all the attractions and amenities the area has to offer.



Room sizes

Ground Floor:

Entrance Porch: 5'11 x 5'10 (1.80m x 1.79m)

Hallway: 13'03 x 11'06 (4.04m x 3.52m) at max.

Bathroom: 8'08 x 5'06 (2.66m x 1.70m)

Lounge: 13'03 x 11'05 (4.04m x 3.49m)

Dining Room: 13'10x 13'00 (4.22m x 3.97m) at max.

Kitchen: 11'04 x 7'09 (3.47m x 2.37m)

First Floor:

Landing: 11'04 x 9'00 (3.46m x 2.76m) at max.

Bedroom One: 14'08 x 11'00 (4.48m x 3.37m)

Bedroom Two: 14'08 x 10'08 (4.48m x 3.27m) at max.

Boxroom: 11'04 x 5'00 (3.48m x 1.53m)

Store Room: 6'00 x 5'06 (1.83m x 1.68m)





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Services:

Mains electricity and water. Drainage to septic tank. Oil fired central heating.

Council Tax:

Band D

EPC Rating:

Band E

Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

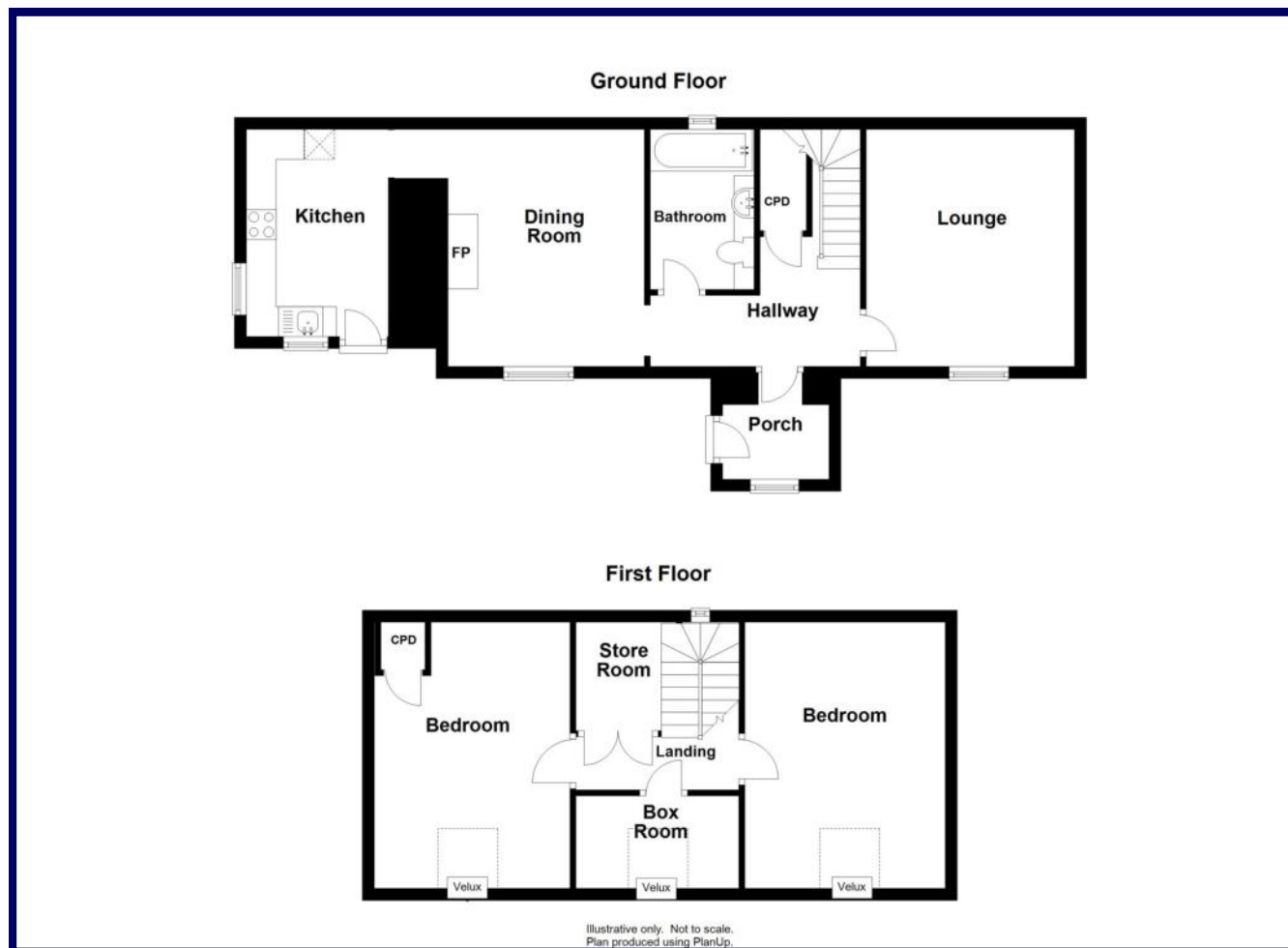
Strictly by appointment through The Isle of Skye Estate Agency.

Entry:

By mutual agreement.

Directions:

From Portree follow the A87 for a short distance and take the first road on the left signposted for Braes. Drive over the bridge and straight ahead and you will shortly reach a junction. Continue right, signposted Camustianavaig. After a few minutes you will come to a junction on the left with a bus shelter opposite, take this road on the left and continue until you come to a phone box, take the road on your right and The Post Office House will be the first house on the left.



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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.