



17 Camuscross, Isle Ornsay

Offers Over £275,000



17 Camuscross

Isle Ornsay, Isle of Skye

Beautifully renovated 3-bed bungalow with conservatory, stunning views, spacious garden, sheds, oil heating, and multi-fuel stoves. Walk-in condition. Ideal family or holiday home.

- Council Tax band: B
- Tenure: Freehold
- EPC Energy Efficiency Rating: D
- EPC Environmental Impact Rating: D

KEY FEATURES:

- Beautifully situated three-bedroom bungalow
- Views across to Ornsay, Beinn Sgritheall and Loch Hourn
- Renovated and extended with spacious conservatory
- Private & enclosed garden grounds
- Oil-central heating & electric underfloor heating



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GENERAL DESCRIPTION:

17 Camuscross is a beautifully situated three-bedroom bungalow, enjoying views across to Ornsay, Beinn Sgritheall and Loch Hourn. Thoughtfully extended and renovated, the property includes a spacious conservatory designed to make the most of its exceptional surroundings and views. Presented in walk-in condition, the bungalow offers comfortable and well-appointed accommodation. Set within generous and enclosed garden grounds, the property enjoys a great sense of privacy. Suitable for a wide range of buyers, it would make a lovely family home or an ideal home away from home.

Call or email RE/MAX Skye today to arrange your viewing appointment.

PROPERTY COMPRISES:

Ground Floor: Entrance Hallway, Dining Room, Conservatory/Lounge, Kitchen, Rear Porch 3 Bedrooms (1-ensuite), Bathroom.

Upper Floor: Loft

EXTERNAL:

Three Timber Sheds

DETAILS:

HOME REPORT: Available from RE/MAX Skye

SERVICES: Mains electricity, mains water, drainage to septic tank.



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LOCATION:

The Sleat peninsula is one of the Island's most popular areas, with its wonderful green and wooded forestry trails, coastal views, abundant wildlife, and local history. The area is an ideal base for outdoor pursuits, with a host of beautiful walks through awe-inspiring countryside and seascapes, offering glimpses of dramatic cliffs and secluded bays. The primary school (offering both English and Gaelic medium classes) is situated in the nearby village of Kilmore with secondary education to be found in Portree, the Island's capital, approximately 32 miles away. A school bus runs daily to the school. Camuscross has magnificent views across the Sound of Sleat to the Knoydart hills beyond. The nearest main village is Broadford, approx. 8 miles away, and here you will find a good range of amenities.

ACCOMMODATION:

17 Camuscross was built around 1960 and extended in 2019/20. The property extends to approximately 115m². The original part of the house is a Dorran house type. The property benefits from uPVC double glazed windows and doors. Heating to the property is by way of an oil-central heating combi-boiler to radiators throughout the property, supplemented by multi-fuel stove in the conservatory/lounge and solid fuel stove in the bedroom 3/study. The property also benefits from electric underfloor heating. The boiler is serviced every year. A new roof was installed on the original house when the property was extended in 2019/20. The septic tank is located in the front garden and a maintenance contract with Scottish Water is in place.



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GROUND FLOOR:

EXTERNAL SEATING DECKING AREA

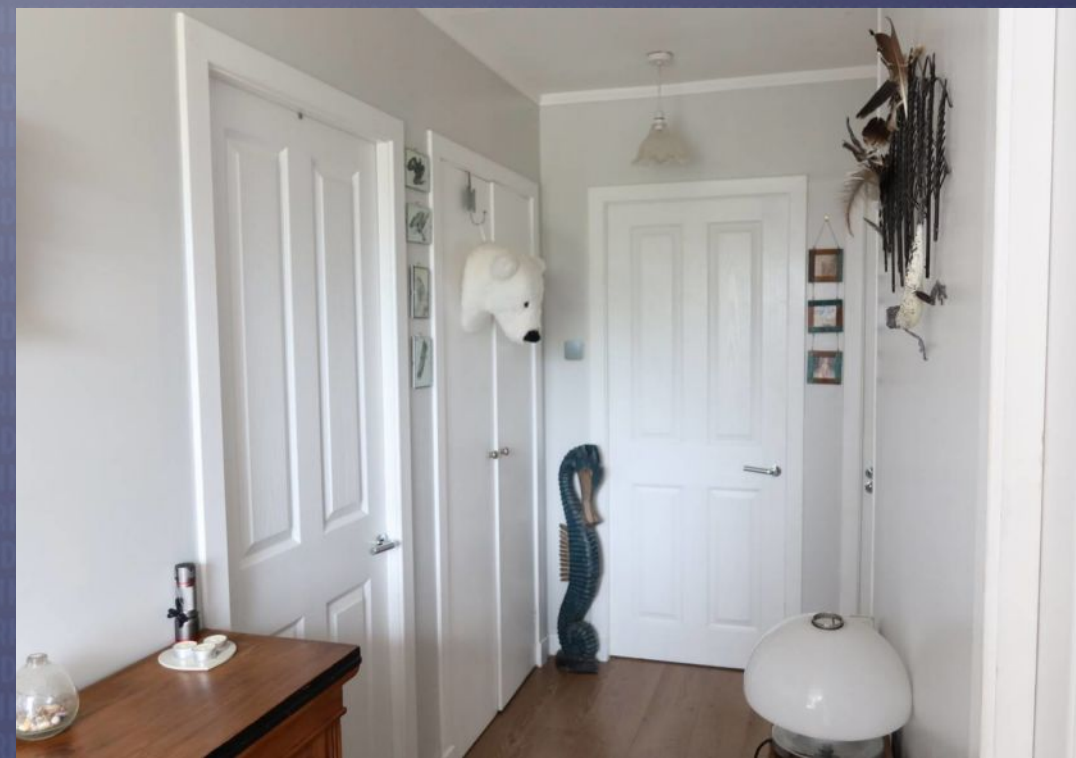
ENTRANCE HALLWAY:

12' 6" x 4' 3" (3.81m x 1.30m)

(Selected dimensions) Frosted half glazed uPVC exterior door with transom window over, L-shaped hallway, flush mount & hanging ceiling light, built-in airing cupboard, built-in coat cupboard, radiator, LVT flooring, access to bedroom 3/Study, dining room, bedroom, bathroom, kitchen.



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GROUND FLOOR (CONTINUING):

BEDROOM/STUDY:

12' 2" x 15' 4" (3.72m x 4.67m)

(Dimensions at widest points) Timber door, windows to front and side elevation with water and mountain views, ceiling chandelier, built-in solid fuel stove set on slate hearth, niche, radiator, LVT flooring.



GROUND FLOOR (CONTINUING):

DINING ROOM:

11' 0" x 10' 0" (3.35m x 3.04m)

Timber door, ceiling chandelier, built-in hanging cupboard & shelved cupboard, radiator, LVT flooring, open access to conservatory/lounge, ensuite bedroom.



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GROUND FLOOR (CONTINUING):

CONSERVATORY/LOUNGE:

12' 6" x 23' 5" (3.80m x 7.14m)

Open access through, triple aspect room with windows to front and side elevations with water and mountain views, ceiling downlights, ceiling chandelier, freestanding multi-fuel stove set on slate hearth, two radiators, LVT flooring.



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GROUND FLOOR (CONTINUING):

ENSUITE BEDROOM:

10' 4" x 12' 9" (3.14m x 3.89m)

Timber door, window to side elevation, ceiling hanging light, built-in wardrobe with mirror sliding doors, radiator, LVT flooring, access to ensuite.

ENSUITE:

4' 10" x 9' 2" (1.47m x 2.80m)

(Dimensions at widest point and into shower) Timber door, frosted window to side elevation, ceiling downlights, built-in shower enclosure with glazed door and wet walls, WC, built-in vanity unit with integrated wash hand basin, extractor fan, tiled walls, ladder radiator, tiled flooring.

BEDROOM 2:

10' 8" x 13' 10" (3.25m x 4.22m)

(Dimensions at widest points) Timber door, window to side elevation, ceiling pendant light, built-in wardrobe, radiator, LVT flooring.



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GROUND FLOOR (CONTINUING):

BATHROOM:

8' 4" x 5' 6" (2.53m x 1.67m)

Timber door, frosted window to rear elevation, ceiling hanging light, built-in bath with glazed shower screen and shower over, WC, built-in vanity unit with integrated wash hand basin, shaver light over, partially tiled wet walls, wall-mounted fan heater, ladder radiator, LVT flooring.



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GROUND FLOOR (CONTINUING):

KITCHEN/BREAKFAST:

9' 11" x 11' 6" (3.03m x 3.50m)

Frosted half panel glazed timber door, window to rear elevation, ceiling spotlights, range of base and wall units, composite sink with drainer, free standing electric cooker with induction hob and double oven, cooker hood over, tiled splash back, space under worktop for dishwasher and washing machine, space for tall fridge freezer and small table and chairs, radiator, LVT flooring, access to rear porch, loft.



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GROUND FLOOR (CONTINUING):

REAR PORCH:

7' 11" x 3' 11" (2.42m x 1.19m)

Frosted half panel glazed timber door, window to side elevation, exterior frosted half glazed uPVC door to rear elevation, ceiling light, worktop with boiler and storage shelf under, high shelf, radiator, tiled flooring, access to garden.



UPPER FLOOR:

LOFT:

Partially boarded.

EXTERNAL:

THREE TIMBER SHEDS

GARDEN GROUNDS:

A farm gate provides access to the enclosed garden ground and the gravel driveway leading up to the house. The spacious garden surrounds the house with mature planting and trees throughout the garden. Areas of the garden are laid to grass proving ample space for seating areas throughout the garden with planted beds providing colour and character. A gravel path leads around the property to the rear entrance of the house, with timber sheds to the side of the path providing ample space for storage. The surrounding views can be enjoyed from the external decking area at the front of the property.



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GENERAL:

EXTRAS:

Included in the sale are all fitted floor coverings and integrated appliances. Other items may be available by separate negotiation.

WHAT3WORDS:

///handrail.shortcuts.rides

VIEWING:

Viewing this property is essential. Viewing can be arranged by calling RE/MAX Skye on 01471 822900 or by e-mailing skye@remax-scotland.homes.

INTEREST:

It is important that your solicitor notifies this office of interest, otherwise the property may be sold without your knowledge.

OFFERS:

Should be submitted in proper legal Scottish form to RE/MAX Skye Estate Agents, A87, Kyleakin, Isle of Skye, IV41 8PQ.

ENTRY:

At a date to be mutually agreed.

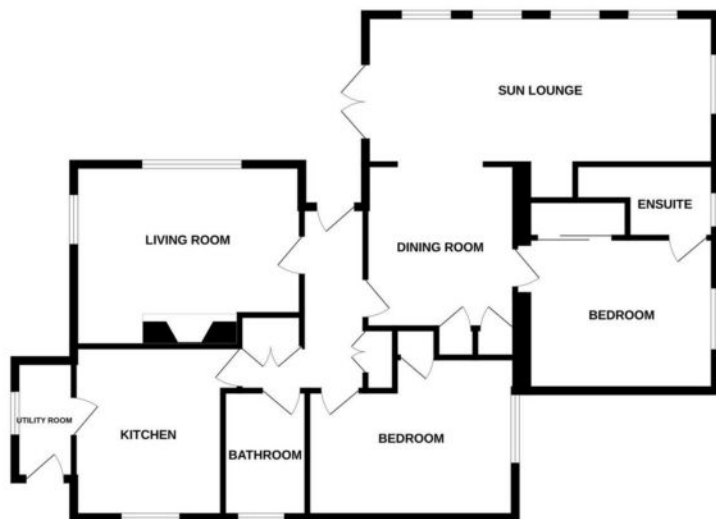
DISCLAIMER:

These particulars are prepared based on information provided by our clients. We have not tested the electrical system or any electrical appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Prospective purchasers should make their own enquiries - no warranty is given or implied. This schedule is not intended to and does not form any contract.



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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used in conjunction with any prospective purchase. The condition, quality and specification of materials have not been tested and no guarantee as to their quality or efficiency can be given.
Made with floorplan 3D200

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	82

England, Scotland & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	57	66

England, Scotland & Wales





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