



Dirivallan

22 Fiskavaig, Carbost, Isle of Skye

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A highly attractive six-bedroom home set in a stunning position overlooking Fiskavaig Beach.

A beautifully presented detached house in a breathtaking position on the rugged west coast of the Isle of Skye. The property features contemporary décor and flexible accommodation throughout, and sits in a stunning setting with views over Fiskavaig Beach.



2 RECEPTION ROOM



6 BEDROOMS



3 BATHROOMS



GARAGE



GARDEN



FREEHOLD



RURAL



2,199 SQ FT



**OFFERS OVER
£475,000**



The property

Dirivallan is a spacious well-appointed detached house with over 2,000 sq ft of attractive accommodation arranged over two floors. The property is located on the west coast of the island, on the Miningish Peninsula, overlooking the beautiful Fiskavaig Beach and close to Carbst home of the Talisker Distillery.

The accommodation flows from a welcoming reception hall with part-panelled walls and a door leading to the principal ground floor reception rooms. These include the sitting room, which offers a comfortable space to relax and features a fireplace fitted with a stove, along with a large panoramic window framing sweeping views towards the coastline. Double doors lead to the open-plan kitchen and dining area, a social space for everyday living, featuring fitted units, a range cooker with extractor hood, space for a family dining table, and an adjoining utility area.

There are four double bedrooms of similar proportions on the ground floor, some of which could be used as further reception rooms if required. These include one with an en suite shower room, while all four benefit from built-in storage. Upstairs there is a generous, luxury principal bedroom with an open en suite with a walk-in shower, and a Juliet balcony with sea views. There are a further two rooms on the first floor, one of which is currently used as a study, with the other, a bedroom, featuring a walk-in wardrobe. A family shower room with a walk-in shower can be found on the ground level.







Outside

A gravel driveway provides plenty of parking space in front of the house and access to the detached garage, which has storage space above and an electric vehicle charging point. The garage lends itself to further development potential with the appropriate planning consents. The gravel parking area or terracing continues around the house, while there is also an elevated timber deck from which to dine al fresco. The garden includes a wrap-around area of lawn, bordered by mature trees and hedgerows and provides a vantage point for enjoying the spectacular views towards the coast and beyond to the north of the island.

Location

Fiscavaig is a picturesque crofting township on the west coast of the Isle of Skye, set against a dramatic coastal landscape with far-reaching views across Loch Bracadale. The area is renowned for its natural beauty and abundant wildlife, together with excellent

opportunities for walking, cycling and a range of watersports. The nearby village of Carbost lies on the shores of Loch Harport and offers a selection of local amenities, including a village shop, café, pier, boat moorings and the well-known Talisker Distillery. A wider range of shops, services and leisure facilities can be found in Portree, the island's principal town, which also provides schooling and medical services. The Highland capital of Inverness lies approximately 120 miles to the east and offers an extensive range of amenities together with an airport.



Distances

- Carbost 4.7 miles
- Portree 21.7 miles
- Broadford 28.6 miles
- Inverness 115.7 miles

Nearby Stations

- Kyle of Lochalsh

Key Locations

- Old Man of Storr
- Quirang
- Dunvegan Castle
- Talisker Distillery

Nearby Schools

- Carbost Primary School
- Bun-sgoil Ghàidhlig Phort-Rìgh
- Portree High School







Floorplans

Main House internal area 2,199 sq ft (204 sq m)

Garage internal area 683 sq ft (63 sq m)

Total internal area 2,882 sq ft (268 sq m)

For identification purposes only.

Directions

IV47 8SN

what3words: ///ventures.outdone.recliner

General

Local Authority: Highland Council, Glenurquhart Road, Inverness, IV3 5NX, www.highland.gov.uk

Services: Mains electricity and water. Private drainage via septic tank (SEPA registered). Gas central heating. Multi-fuel wood stove in sitting room.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band E

EPC Rating: D

Fixtures and Fittings: Fitted floor coverings and integrated kitchen appliances will be included in the sale. Further items of furniture may be available by separate negotiation.

Inverness

Castle House, Inverness, IV2 6AA

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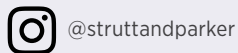
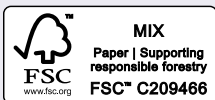


The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐ Denotes restricted head height

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