



*DETACHED BUNGALOW WITH SOME
ABSOLUTELY STUNNING VIEWS*



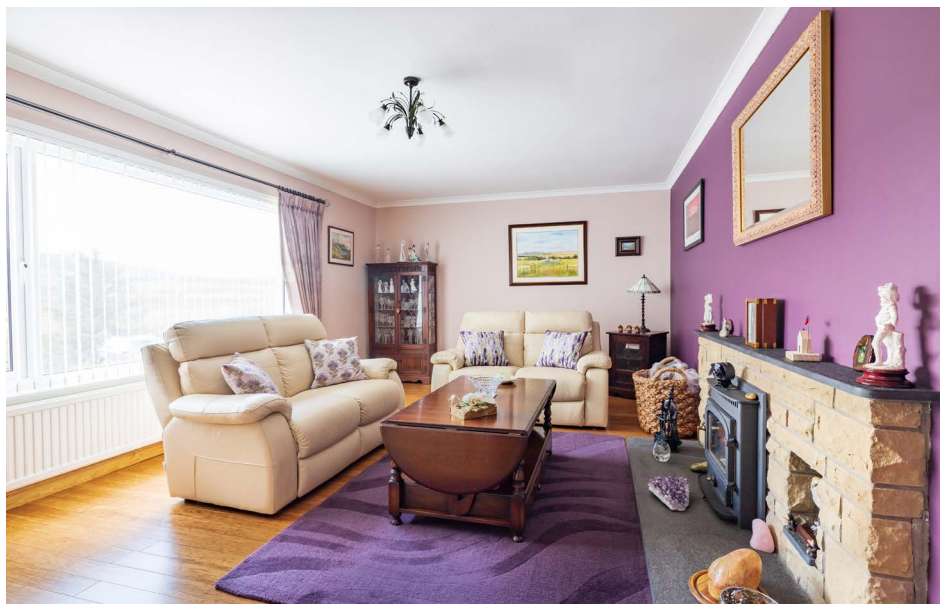
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McEwan Fraser Legal is delighted to present this beautiful 3 bedroom detached bungalow in the peaceful town of Camustianavaig. The property has been maintained and upgraded by the current owners and allows for any new occupiers to move straight in and start enjoying the tranquil surroundings and stunning views.

Inside, the property comprises of:

- Fully equipped integrated modern kitchen with centre island hob
- Utility area
- Spacious living area with wood-burning fireplace
- 3 bedrooms (1 currently an office) with stunning new en-suite to master and built-in cupboards in all
- Family bathroom with shower over bath
- 2nd snug lounge area that could be utilised in different ways.
- Conservatory with spectacular landscape views

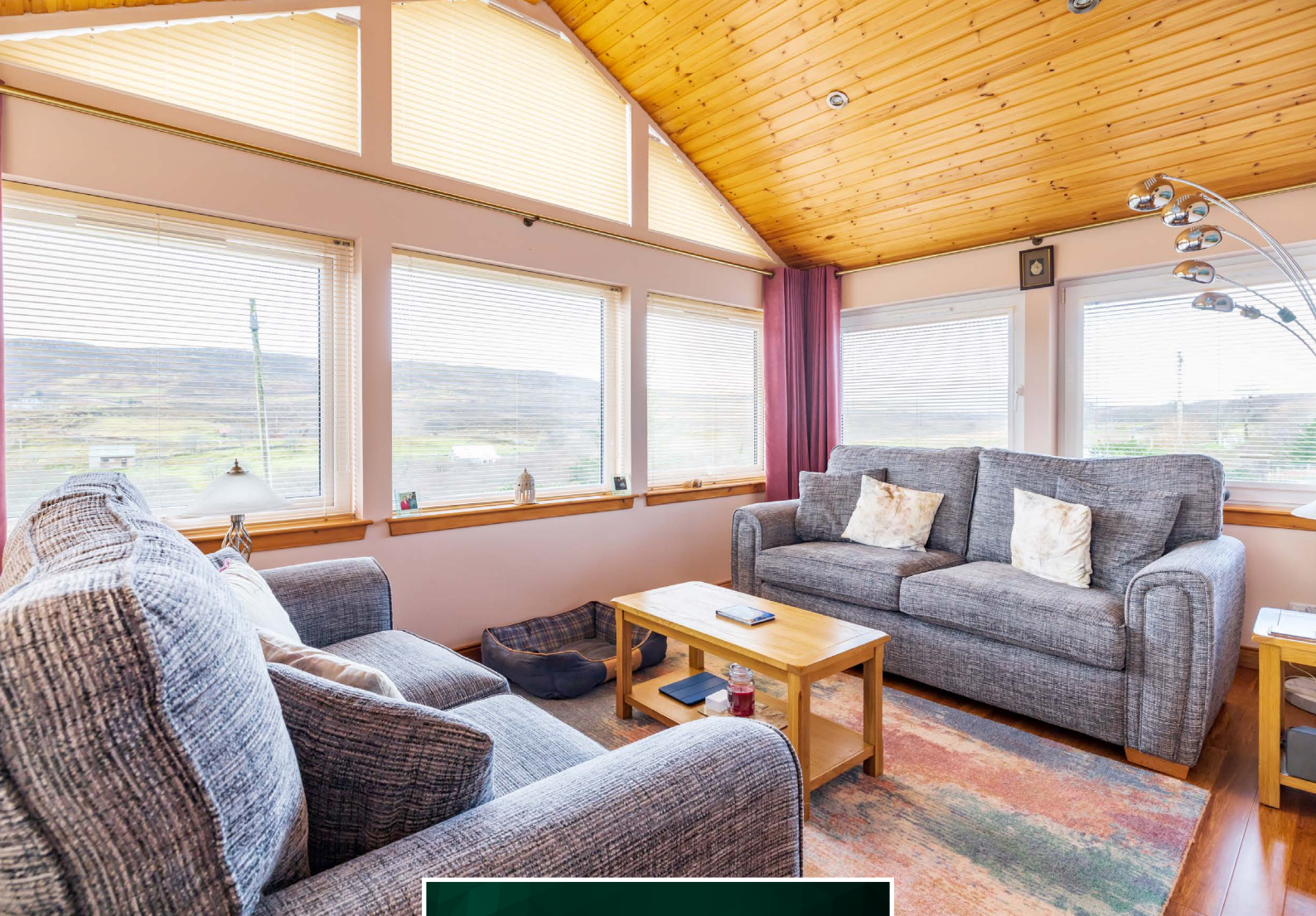
In addition to this, the property includes gated gravel driveway parking, wrap around garden, with the rear being very secluded and a timber shed.

Sonas, 3 Camustianavaig



the kitchen





conservatory





dining room





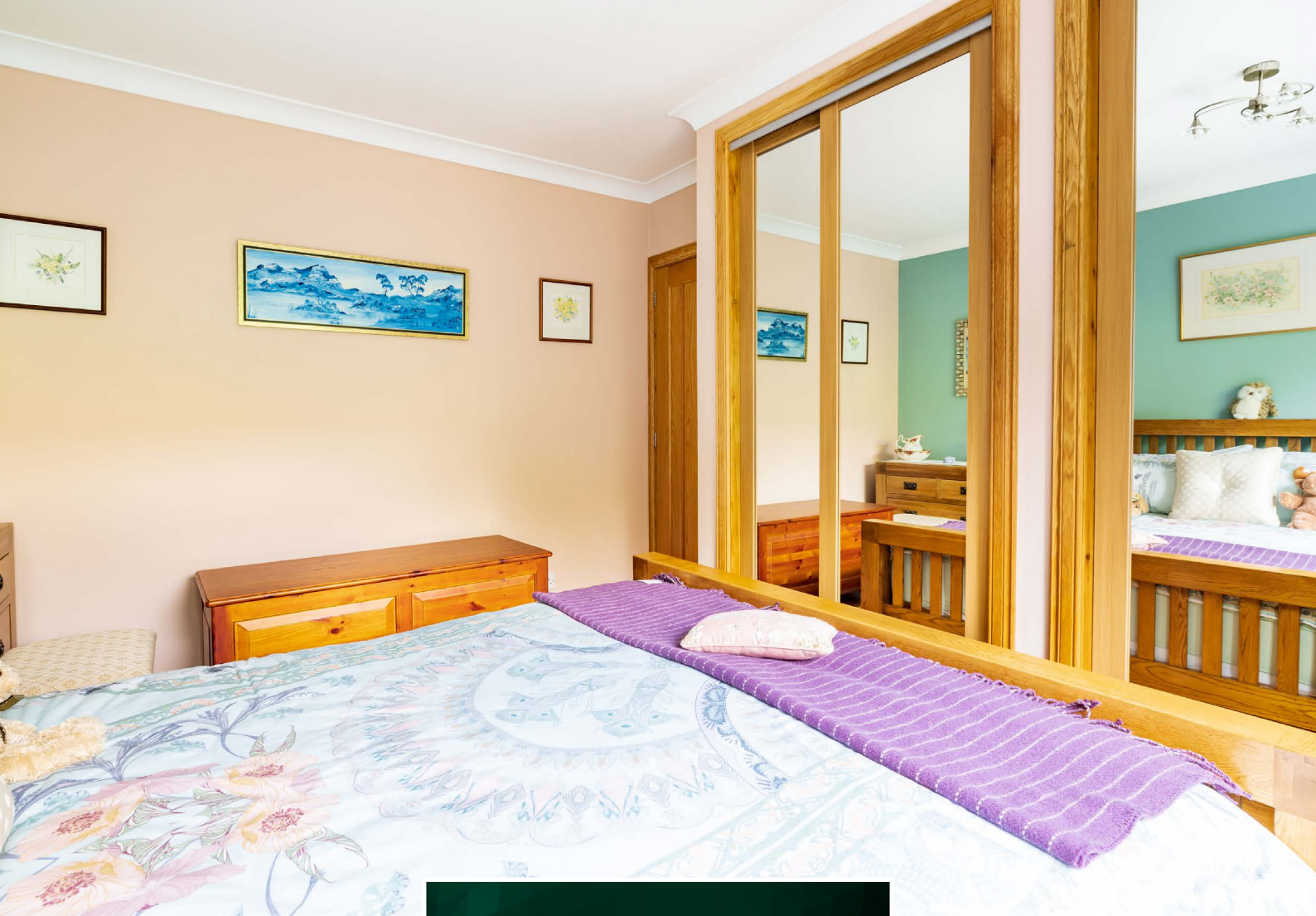
the snug





bedroom 1





bedroom 2





bedroom 3

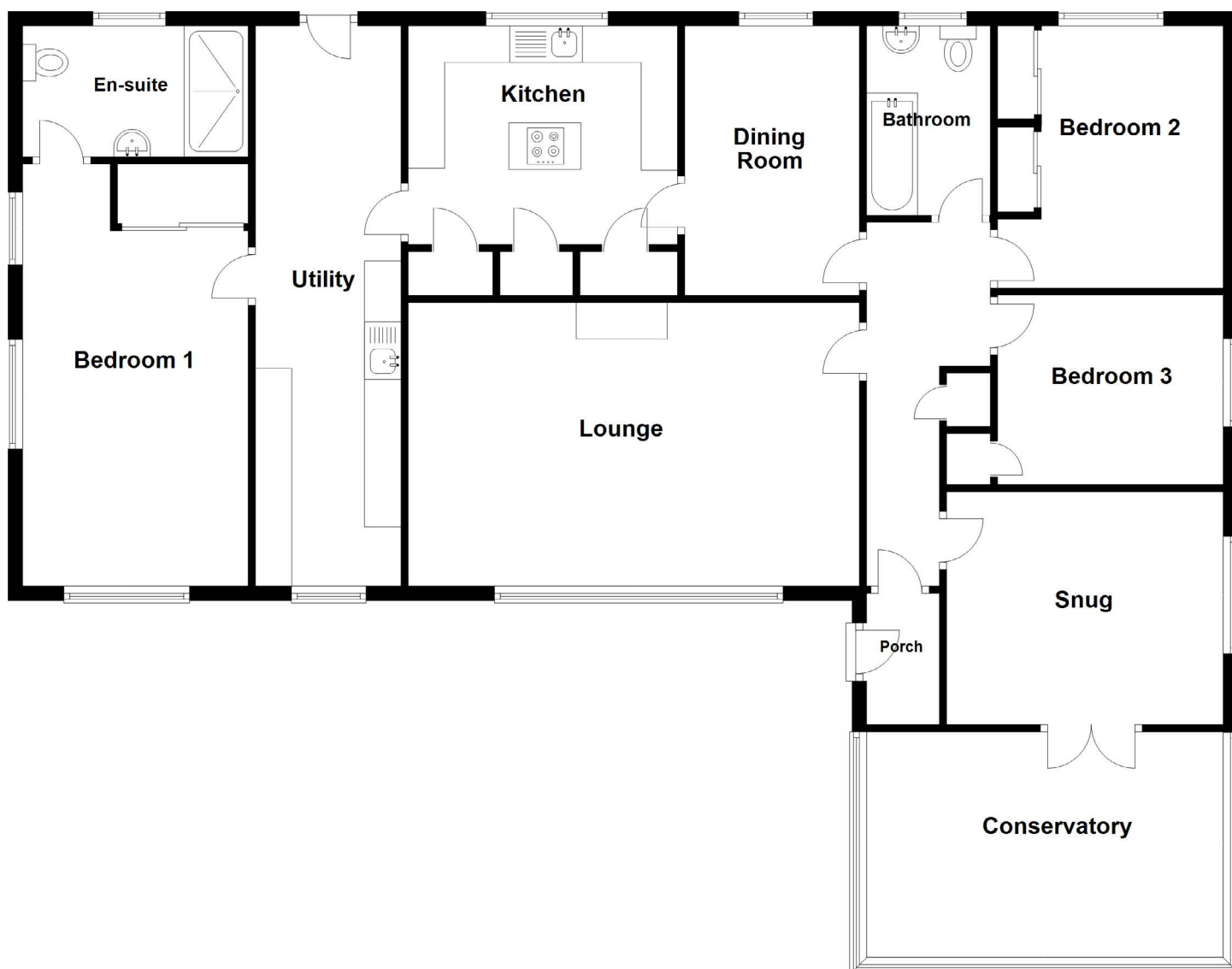




utility







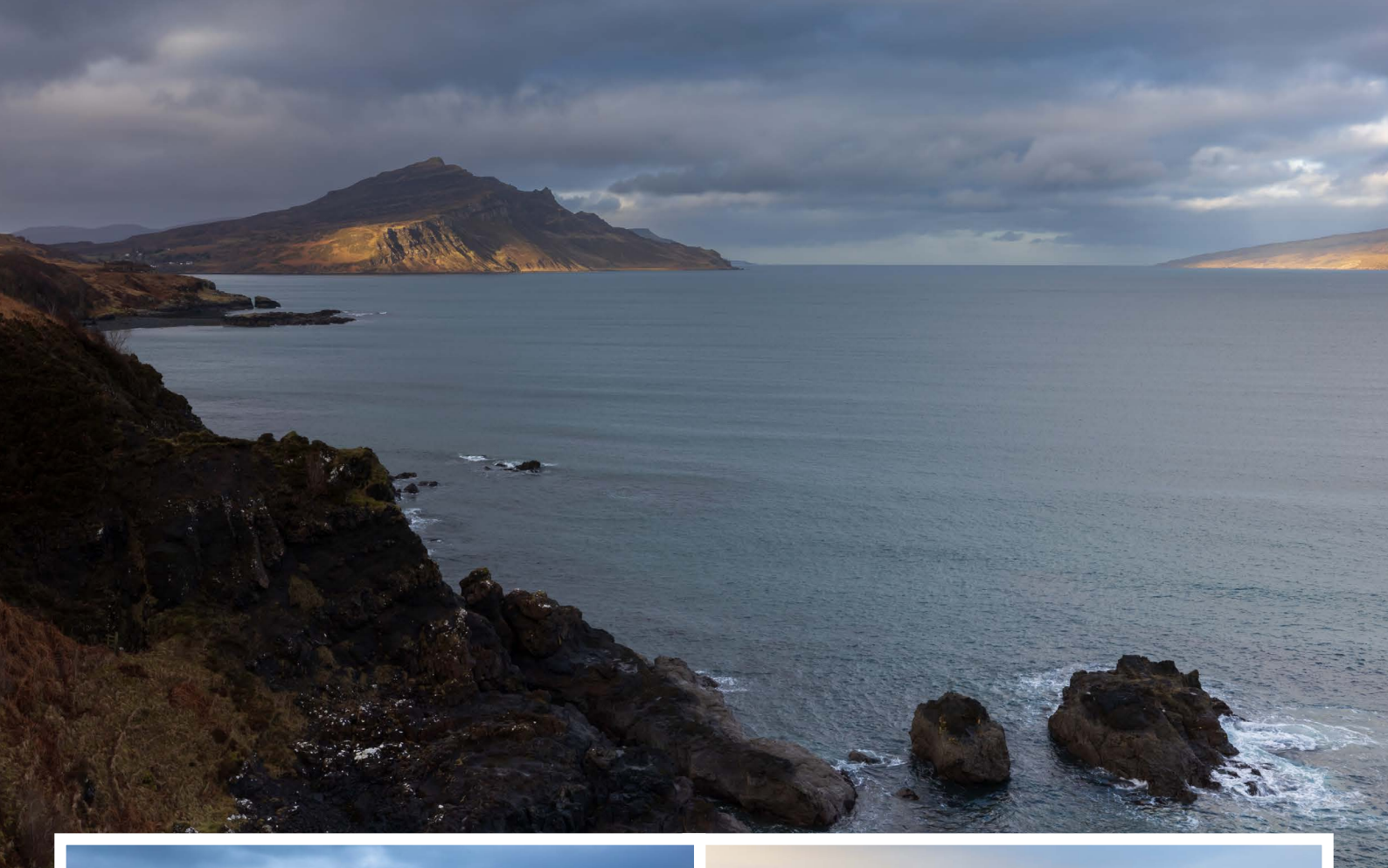
Approximate Dimensions
(Taken from the widest point)

Lounge	6.20m (20'4") x 3.80m (12'6")
Kitchen	3.70m (12'2") x 3.00m (9'10")
Dining Room	3.70m (12'2") x 2.40m (7'10")
Snug	3.80m (12'6") x 3.20m (10'6")
Conservatory	4.50m (14'9") x 3.10m (10'2")
Utility	7.70m (25'3") x 2.00m (6'7")
Bedroom 1	5.80m (19') x 3.10m (10'2")
En-suite	3.10m (10'2") x 1.50m (4'11")
Bedroom 2	3.60m (11'10") x 3.10m (10'2")
Bedroom 3	3.10m (10'2") x 2.60m (8'6")
Bathroom	2.60m (8'6") x 1.60m (5'3")

Gross internal floor area (m²): 147m²

EPC Rating: D





Camustianavaig is a tranquil crofting township on the island of Skye in Scotland. It is located on the shores of the Sound of Raasay, 5 km southeast of Portree, with local amenities around a 10-minute drive away. Camastianavaig has a rocky shore line with views of the Cuillin and Raasay and is situated at the bottom of Ben Tianavaig, where there is a sea eagle colony. Other local wildlife includes bottlenose dolphins in the summer months, and seals, otters and ducks on a regular basis. Tianavaig Bay is only 5 minutes walk from the property and has a pebble beach and woodland walks, locals with boats can also launch them from the beach itself.

It is an ideal base from which to explore Skye's many attractions including The Old Man of Storr, The Quiraing, The Fairy Pools, the Cuillin Mountains, Loch Coruisk, Neist Point Lighthouse, Talisker Distillery, and Coral Beach. Further afield, renowned attractions on the mainland include the iconic Eilean Donan Castle, Inverewe Garden and Estate owned by the National Trust for Scotland, Applecross, Torridon and Plockton.

The Location

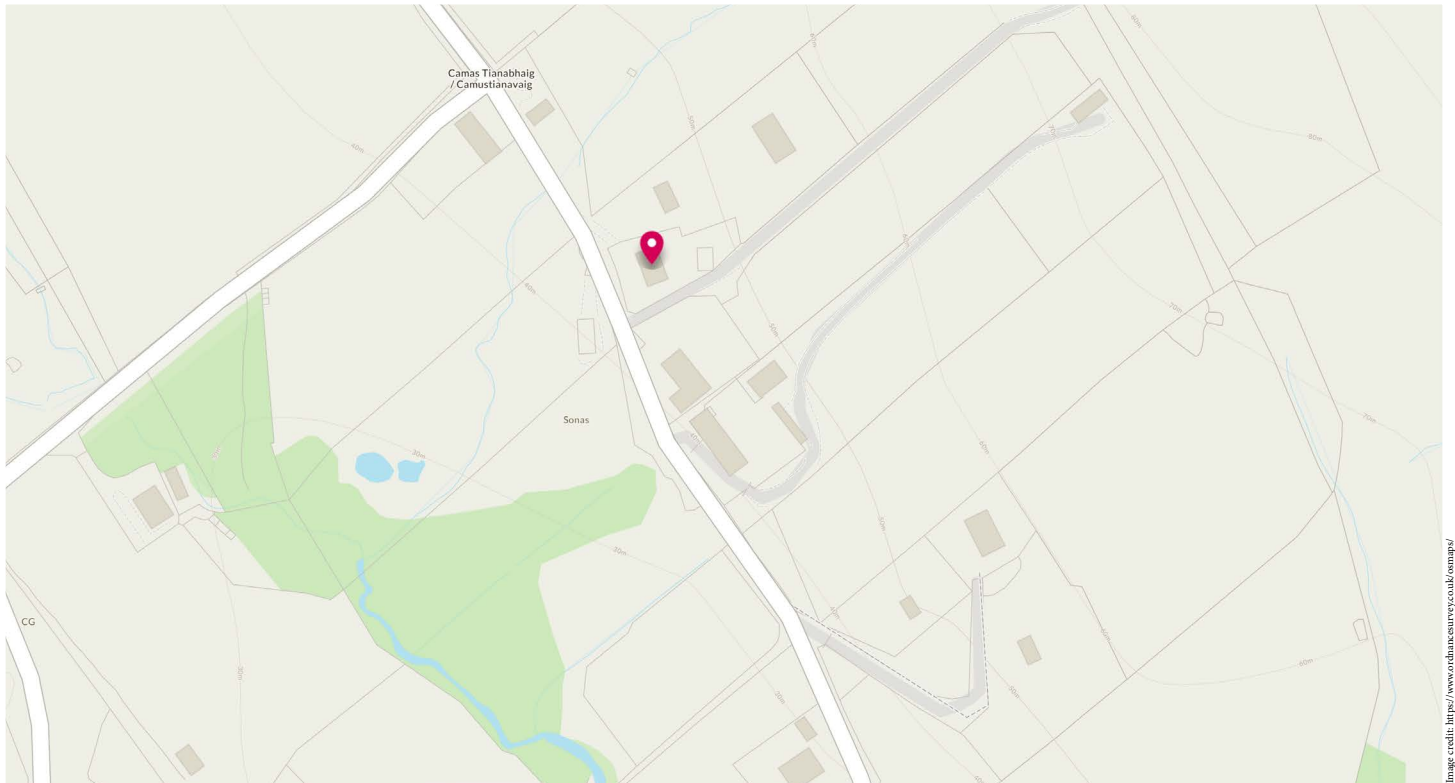
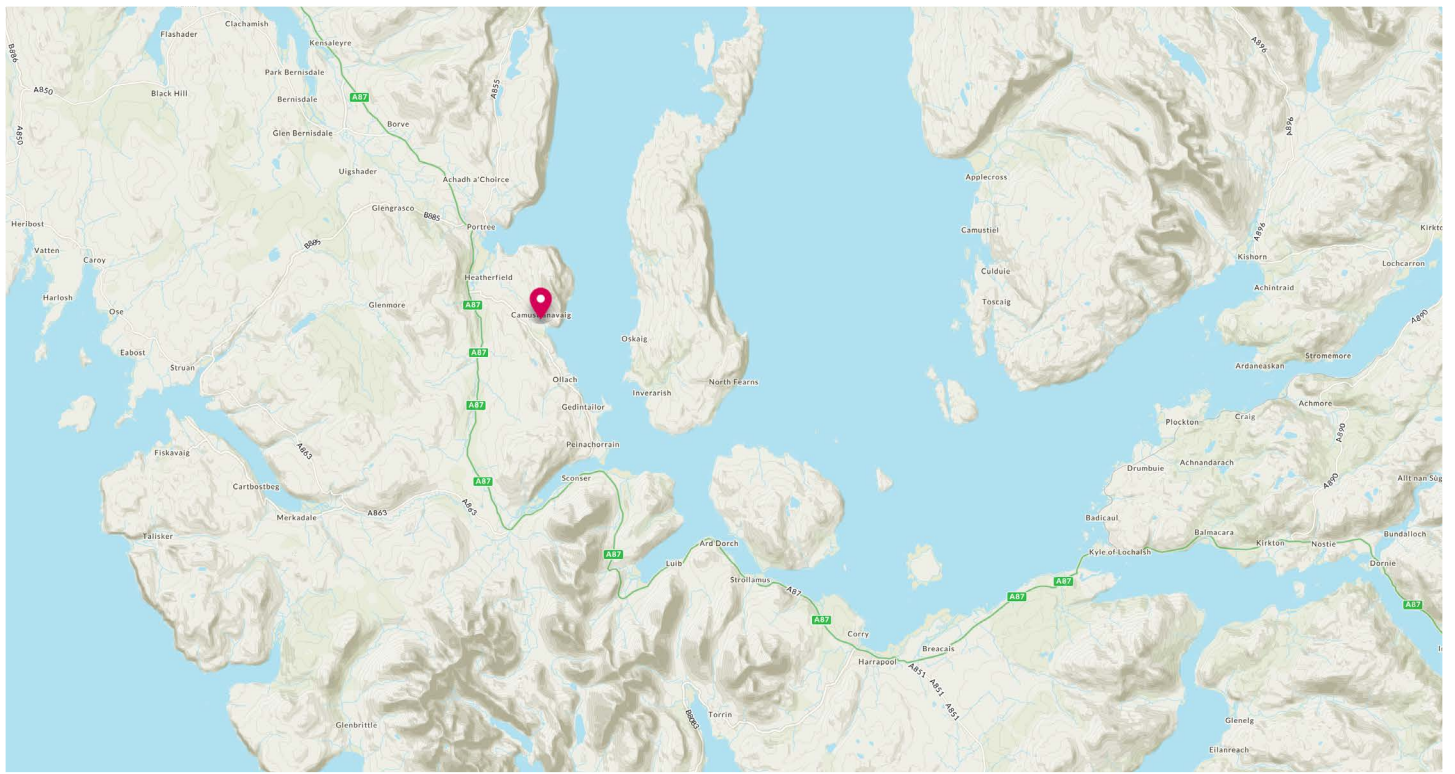


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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