



8 SCARISTAVORE
ISLE OF HARRIS



8 SCARISTAVORE, ISLE OF HARRIS

A charming traditional cottage overlooking Scarista beach.

Tarbet 14 miles. ■ Stornoway 50 miles. .

- One Reception Room. Three Bedrooms.
- Retaining some original features.
- Easy managed garden.
- Spectacular coastal views.
- Within walking distance of Scarista beach.

About 0.14 hectares (0.34 acres) in all.

Offers Over £335,000

Galbraith

Inverness
01463 224343
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SITUATION

Scaristavore is a scattered crofting township on the west coast of Harris. The property is set back from the road and from its slightly elevated position has spectacular views to the beautiful white sands of Scarista beach towards Northton Hill and the Isle of Taransay. The beach is a short walk across the machair from the cottage. The island of Lewis and Harris is in the Outer Hebrides and the largest island in Scotland. A place of diverse landscapes, fascinating history and a strong cultural heritage, the island is the ultimate get away from it all destination. The coastline is dotted with beaches ranging in size from the small to the three miles wide Luskentyre and Scarista beaches, all with stunning views over clear blue seas to the neighbouring islands of the Outer Hebrides. The nearby village of Northton boasts a craft bakery selling baked good and produce and has a visitor centre. Leverburgh, about six miles away, has a community shop, a community hub, and a brewery/deli/restaurant and a primary school, while secondary schooling along with more shops and restaurants are available in Tarbert. Harris links golf course is within walking distance and Scarista House, a renowned small hotel and restaurant is a short stroll away. Neighbouring Borge Estate and Leverburgh offer salmon and trout fishing. Stornoway, about a 1.5 hours' drive away, has a wider range of shops and facilities along with its airport and mainland ferry terminal. Ferries to Skye and Uist depart from Tarbert and Leverburgh.

DESCRIPTION

No 8 Scaristavore is a charming traditional cottage retaining many original features including wood panelled walls, three fireplaces, antique doors and banister, and stone dyke. The bright and comfortable interior is filled with coastal light and the property has been well-maintained with recent improvements including the installation of a wood burning stove in the sitting room, complete redecoration and the fitting of new carpets and floor coverings throughout. The sitting room is a bright, double aspect room and leads to the back hall, kitchen, and bathroom. The double aspect dining kitchen features views to the hills behind and across the glebe to the picturesque former manse. A double aspect bedroom on the ground floor could also be used as a reception room if desired. Like the ground floor bedroom, the two first-floor bedrooms have fireplaces and lovely sea views. There is also a first floor WC.

ACCOMMODATION

Ground Floor – Entrance Hall. Bedroom. Sitting Room. Rear Hall. Bathroom. Dining Kitchen.
First Floor – Landing. WC. Two Bedrooms.

GARDEN GROUNDS

The property is approached from the public road, a gate opening to a grassy track leading to a parking area at the side of the house. The de-crofted grounds, which extend to approximately 0.34 acres, are laid to grass enclosed by stone walls and post and wire fencing.

OUTBUILDINGS

A timber shed is sited in the garden.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Septic Tank	Electric	Band B	Available*	Available*	Band F	Freehold

*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>





DIRECTIONS

Exact grid location – What3Words - <https://what3words.com/crescendo.petted.reminder>

MOVEABLES

All carpets and fitted floor coverings included in the sale. Further items may be available by separate negotiation.

VIEWING

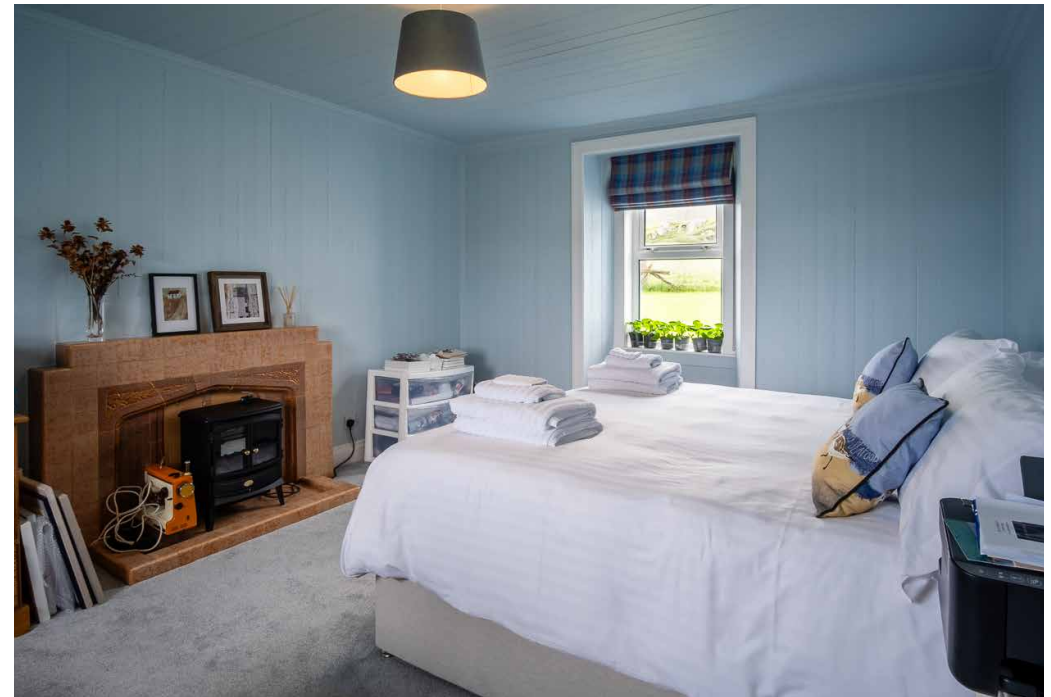
Viewing is by prior appointment only through the Selling Agents, Galbraith, Clark Thomson House, Fairways Business Park, Inverness, IV2 6AA. Telephone (01463) 224343. The person who may accompany you may however not be an employee of Galbraith.

POST CODE

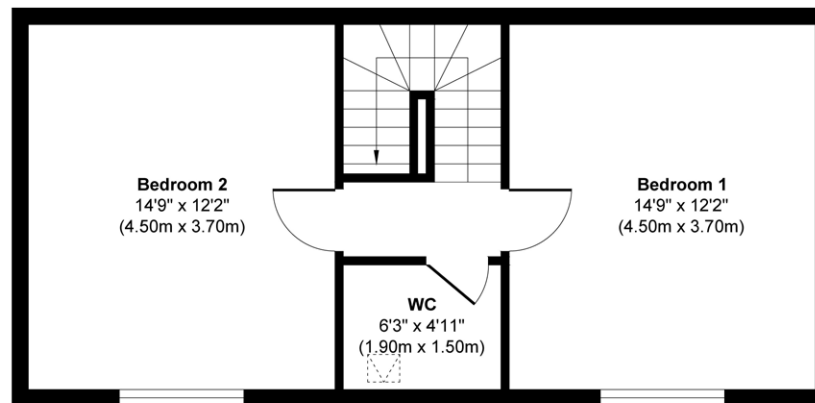
HS3 3HX

SOLICITORS

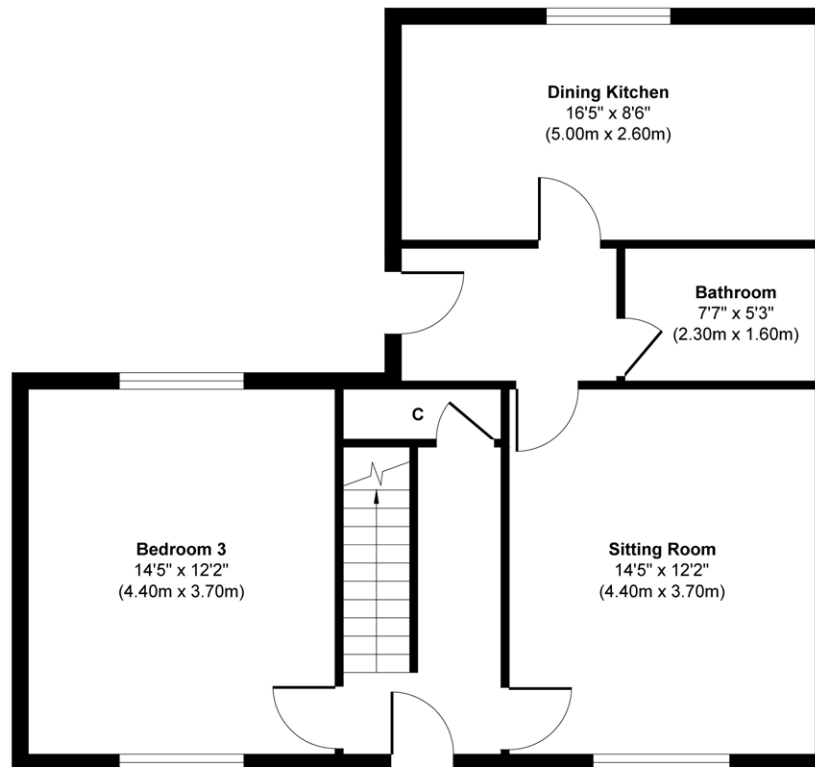
Wright, Johnson & Mackenzie solicitors
The Green House
Beechwood Park North
Inverness
IV2 3BL



8 Scaristavore



First Floor
Approximate Floor Area
449 sq. ft
(41.80 sq. m)



Ground Floor
Approximate Floor Area
686 sq. ft
(63.79 sq. m)

Approx. Gross Internal Floor Area 1135 sq. ft / 105.59 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified.

Failure to provide required identification may result in an offer not being considered.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves, and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held, and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in July 2025.



