

25 KILMUIR
DUNVEGAN, ISLE OF SKYE





25 KILMUIR, DUNVEGAN, ISLE OF SKYE

An exceptional and versatile rural property.

Portree 22 miles ■ Skye Bridge 45 miles

FOR SALE AS A WHOLE OR IN THREE LOTS

LOT 1 - DUNVEGAN VIEW

- A charming, decrofted cottage.
- Recently fully renovated.
- Spectacular views to the Cuillin range and Macleod's Tables.
- Easily managed, decrofted grounds.

About 0.08 hectares (0.22 acres) in all.

Offers Over £280,000

LOT 2 - FETTERCAIRN

- A spacious, decrofted family house.
- In need of some modernisation.
- Timber garage.

About 0.06 hectares (0.14 acres) in all.

Offers Over £230,000

LOT 3 - THE CROFT

- A registered, owner occupied croft with agricultural and amenity land.
- Modern livestock building with handling pens.
- Camping pod business with high quality accommodation.
- River with waterfall and native woodland.

About 30.25 hectares (74.9 acres) in all.

Offers Over £315,000

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com

 OnTheMarket



Dunvegan View



SITUATION

No 25 Kilmuir is in a beautiful setting on the edge of Dunvegan village on the west coast of Skye. The property comprises a decrofted cottage, Dunvegan View, a decrofted house, Fettercairn, and an owner occupied croft of about 77 acres with a camping pod business.

Dunvegan is popular for its beautiful location and association with nearby Dunvegan Castle, the ancestral seat of the Clan MacLeod. The village has good shops and local facilities, while the area has excellent restaurants and hotels including the award winning Three Chimneys. Portree, the main town on the island, has a secondary school and a wider range of shops and amenities.

The Isle of Skye is the best known of the Inner Hebridean islands off the west coast of Scotland. Famous for its romantic, historical associations and magnificent landscape dominated by the Cuillin mountains, the island is very popular attracting many tourists throughout the year, as well as those who seek to enjoy a peaceful lifestyle in unspoilt surroundings.

There are many outdoor leisure pursuits available locally including hill walking, climbing, canoeing, sailing, mountain biking, and fishing, while the unspoilt countryside provides a habitat for native wildlife with regular sightings of red deer, seals, otters and birds of prey.

DESCRIPTION

No 25 Kilmuir is an exceptional rural property, improved and managed to the highest standard and where residential and commercial elements are complemented by excellent amenity provided by the land, the river and the setting. In addition, the potential exists to expand the holiday letting business by including one of the houses in the offering.

LOT 1

Dunvegan View

Dunvegan View is a traditional cottage which has been fully renovated to create a charming, energy efficient property with well-presented accommodation. The work carried out includes extensive roof work, the installation of an air source heat pump, the addition of a boot room/laundry porch, double glazing, new flooring, a new kitchen and complete redecoration.

ACCOMMODATION

Ground Floor - Sun Porch. Entrance Hall. Sitting Room. Kitchen. Boot Room/Laundry. Bedroom. Bathroom.

First Floor - One double Bedroom and one single Bedroom.

Dunvegan View



Dunvegan View



Dunvegan View



GARDEN GROUNDS

The decrofted grounds extend to approximately 0.22 acres. These are laid to grass, enclosed by post and wire fencing. There is a timber garden shed within the grounds.

MOVEABLES

All fitted carpets, curtains, light fittings and white goods are included in the sale. Further items may be available by separate negotiation.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	EPC	Tenure
Private	Private	Dunvegan View - air source heat pump	Dunvegan View - C	Available	Dunvegan View - E	Freehold

LOT 2

Fettercairn

Fettercairn dates from the 1980's and has spacious and well laid out accommodation. The property is well maintained, though it might now benefit from some modernisation.

ACCOMMODATION

Ground Floor - Entrance Porch. Entrance Hall. Sitting Room. Sun Room. Dining Room/Bedroom. Kitchen. Wet Room. WC. Back Vestibule. Garage.

First Floor - Two Bedrooms, one with walk-in cupboard. Bathroom.

GARDEN GROUNDS

The decrofted grounds extend to approximately 0.14 acres. These are laid mainly to grass, enclosed by post and wire fencing. There is a timber garage within the grounds.

MOVEABLES

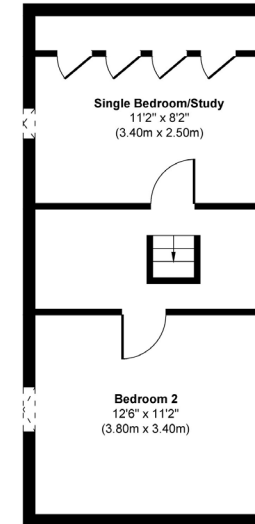
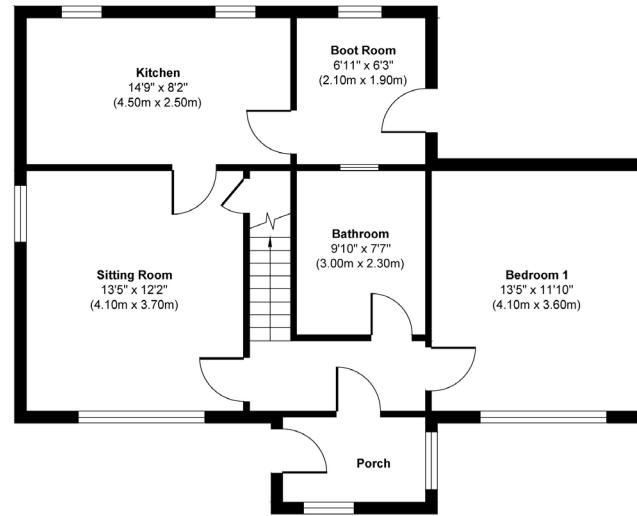
All fitted carpets, curtains, light fittings and white goods are included in the sale. Further items may be available by separate negotiation.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	EPC	Tenure
Private	Private	Fettercairn - electric heating	Fettercairn - E	Available	Fettercairn - E	Freehold

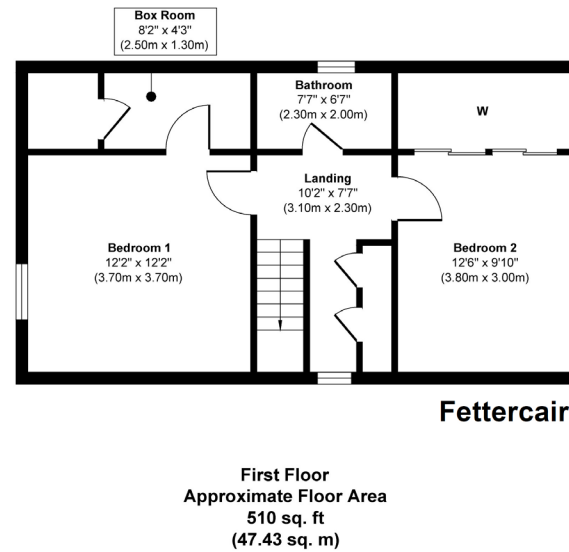
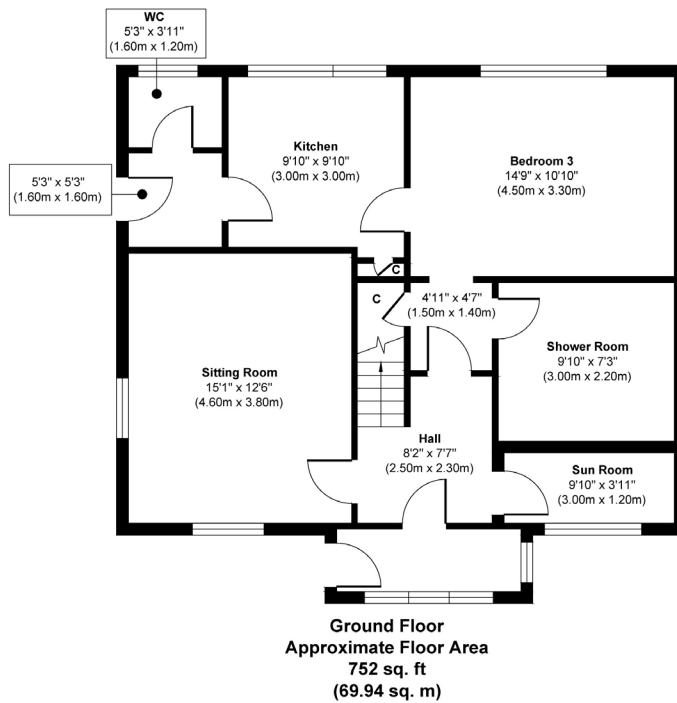


25 Kilmuir, Dunvegan, Isle Of Skye, IV55 8GU



Dunvegan First Floor
Approximate Floor Area
347 sq. ft
(32.28 sq. m)

Dunvegan View



Approx. Gross Internal Floor Area 2303 sq. ft / 214.15 sq. m (Including (Annexe))

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

Produced by Elements Property

The Camping Pods



LOT 3
The Croft

The owner occupied croft (Register No I1212) extends to approximately 74.9 acres and is bounded on one side by the public road, while the middle of the river marks the west and south boundaries. New fencing has been erected throughout the croft, along with new gates and access tracks. The land to the north of the houses, extending to approximately 30 acres, is improved good quality grazing and here there is an agricultural shed (10 m x 7 m) adapted for livestock housing, along with handling pens and hard standing.

The remaining land, lying to the south and west of the houses, is unspoilt heather moorland providing an excellent habitat for native flora and fauna.

The Camping Pods

Within the envelope of the existing buildings, are four high quality, fully serviced camping pods. These were let for the first time in 2021 between July and October and were fully booked during this period.

The camping pods are sold as seen.

NOTES

There is reserved a right of access to the pods over a portion of the Dunvegan View decrofted site via the existing acces track. If Lots a and 3 are sold separately, a right of access will be reserved, over the same route, for any future development.

VIEWING

Viewing is by prior appointment only through the Selling Agents, Galbraith, Reay House, 17 Old Edinburgh Road, Inverness IV2 3HF. Telephone (01463) 224343. The person who may accompany you may however not be an employee of Galbraith.

DIRECTIONS

Exact grid location - What3Words - \\\ https://w3w.co/revamping.ruffling.usual

POST CODE
IV55 8GU

SOLICITORS
A Fraser & Co, Inverness
106 Church Street
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IV1 1EP

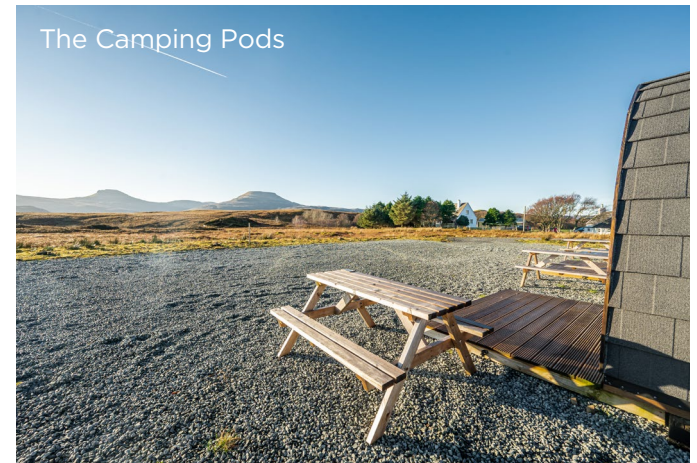
The Camping Pods



The Camping Pods



The Camping Pods



The Croft



2017 ANTI MONEY LAUNDERING REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either:

- a) originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- b) copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

Failure to provide this information 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 sales 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, together with proof of funding and identification. 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. December 2022.

The Croft





Galbraith


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