

Galbraith

**CAIRINIS**

8A LUSKENTYRE, ISLE OF HARRIS





## CAIRINIS, 8A LUSKENTYRE, ISLE OF HARRIS

A modern house in a spectacular setting overlooking the Luskentyre Bay.

Tarbert Ferry 10 miles ■ Stornoway 45 miles

- Two reception room. Three bedrooms.
- Well laid out family accommodation.
- Easily managed grounds.
- Single garage.
- Stunning coastal views.
- Just a short walk from the beach.

0.2 acres (0.08 hectares)

Offers over £395,000

**Galbraith**

Inverness  
01463 224343  
inverness@galbraithgroup.com

 OnTheMarket





### SITUATION

Cairinis is in the township of Luskentyre, a scattered settlement of crofts and cottages strung out along the exquisitely beautiful Luskentyre Bay. Frequently voted as one of the best beaches in the UK and a must-see destination in the world, the beach is on the west side of South Harris, the stunning blue of the sea set against the near white sandy beaches and with a backdrop of wide skies and the mountains of North Harris. Cairinis is just a short walk from the beach, along the paths and tracks that crisscross the machair, the fertile low-lying ground along the coast which is abundant with wildflowers and birdlife.

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. Stornoway is the main town and has a good range of shops and facilities including its ferry terminal with daily sailings to Ullapool and airport with regular flights to the mainland. Tarbert, about 10 miles away from Luskentyre, has a ferry terminal to Uig on Skye as well as useful local shops.

### DESCRIPTION

Cairinis is in a peaceful, unspoilt setting, surrounded by croft land and set back from the single track road that leads to the beach. The property, which was built by the current owner in 2008 on



the site of a croft cottage, has a spacious, well-appointed interior designed to take advantage of the beautiful views and to fill the house with coastal light.

### ACCOMMODATION

Ground Floor: Entrance Vestibule. Entrance Hall. Sitting/Living Room. Dining Room. Dining Kitchen. Master Bedroom with en suite Shower Room. Two Bedrooms. Bathroom. Utility Room

### GARDEN AND GROUNDS

The property is approached from the public road, a gateway leading to a tarmac driveway and a parking area at the side of the house.

The grounds at Cairinis extend to approximately 0.2 acres. The gardens are laid mainly to grass, enclosed by a mix of timber and post and wire fencing. There is a sheltered sitting area to the rear of the house.

### OUTBUILDINGS

Within the grounds is a single garage with roller door, side door to garden, fitted benches, power and light.



## SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Cairinis	Mains	Mains	Private	Freehold	Oil fired	Band A	C

## DIRECTIONS

From Stornoway follow the A859 heading south. Take the right hand turning to Luskentyre. Follow this single track road for approximately 2.5 miles and the turning to Cairinis is on the right hand side.

## POST CODE

HS3 3HL

## WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: <https://w3w.co/tripling.smokers.purist>

## SOLICITORS

Ken MacDonald & Co, Stornoway  
9 Kenneth Street  
Stornoway  
Eilean Siar  
HS1 2DP

## LOCAL AUTHORITY

Western Isle Council  
Stornoway

## FIXTURES AND FITTINGS

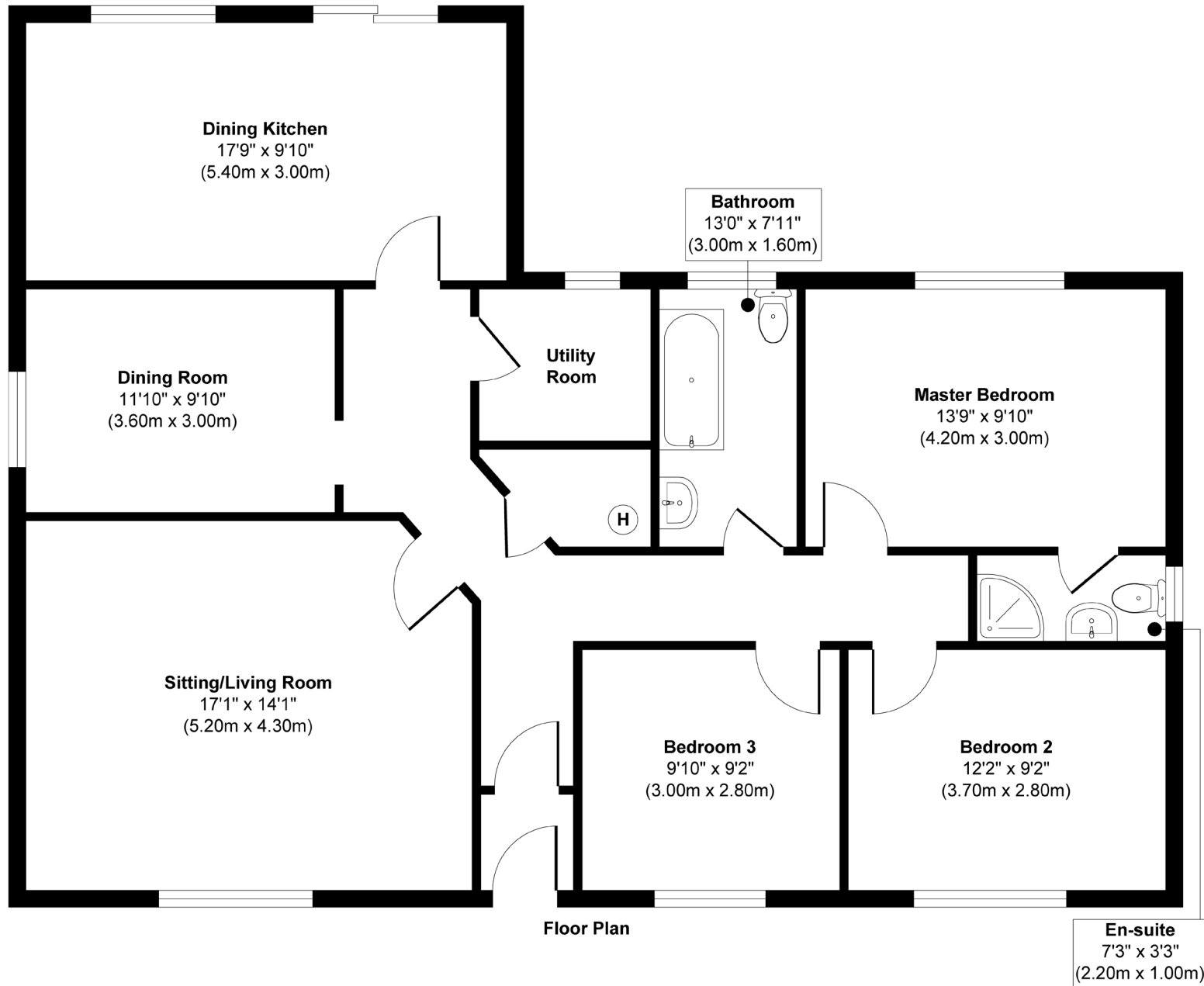
All fitted carpets, curtains, light fittings and the bedroom furniture in the master bedroom are included in the sale. Further items may be available by separate negotiation.

## VIEWINGS

Strictly by appointment with the Selling Agents.







**Approx. Gross Internal Floor Area 1187 sq. ft / 110.32 sq. m**

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

Produced by Elements Property



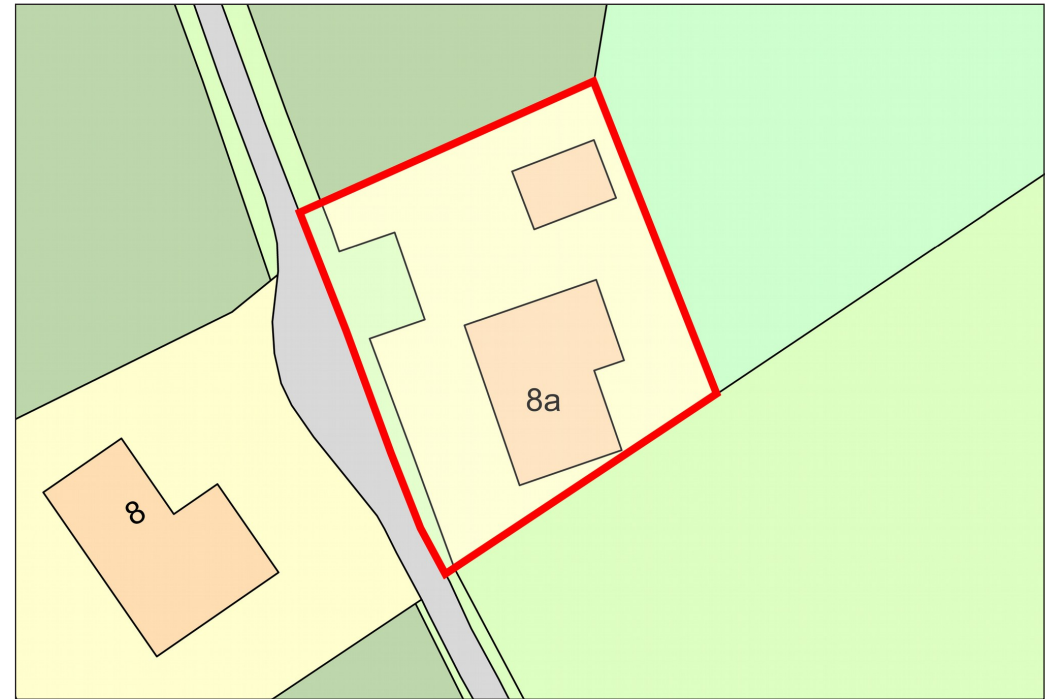
## ANTI MONEY LAUNDERING (AML) REGULATIONS

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 June 2023.





**Galbraith**



RESPONSIBLY PRINTED  
PLEASE RECYCLE