

Ose House

Ose | Isle of Skye



Galbraith



A beautifully renovated house overlooking Loch Caroy and with spectacular island and mountain views.



Portree 25 miles | Skye Bridge 40 miles

(All distances are approximate)

About 0.52 hectares (1.28 acres)

Four Reception Rooms. Six Bedrooms.

A stunning interior retaining original features.

Self-contained annexe potential

Easily managed grounds with sheltered courtyard and double garage.

Uninterrupted views to Canna, Rum and the Cuillin range.

Offers Over £725,000

Galbraith

Clark Thomson House | Fairways Business Park | Inverness | IV2 6AA
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galbraithgroup.com

Situation

Ose House is in the hamlet of Ose close to Dunvegan on Skye. The property is in a spectacular setting, with westerly, uninterrupted views over Loch Caroy to Rum and Canna and in the south, to the Cuillins.

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

Portree is within easy reach and has a good range of shops and facilities including a secondary school. Inverness, about a two hour drive from the Skye Bridge, has all the facilities of a modern city including its airport with regular flights to the south and Europe.

Description

The current owner purchased Ose House in 2013 after the property had been uninhabited for three years, and fully renovated the house, outbuildings and grounds. This work was carried out to an exceptional standard, where bespoke fittings and beautiful interiors provide a contemporary yet classic interior. The well laid out accommodation is both very comfortable and of a manageable size, while original features have been retained or restored and include an impressive staircase, panelled doors, intricate corncicing, and fireplaces.

The potential exists to create a self-contained annexe in the west wing of the house with its ground floor games room, shower room and boot room, and staircase to first floor playroom/bedroom.

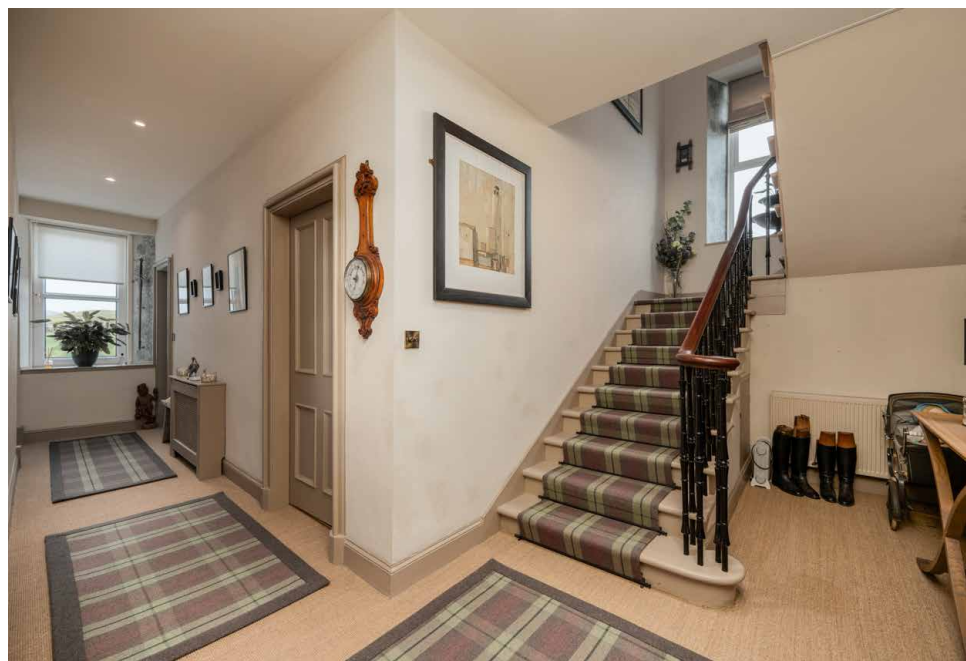
Accommodation

Ground Floor - Entrance Porch. Entrance Hall. Drawing Room. Dining Room. Winter Sitting Room. Dining Kitchen. Family Room and Sun Room. Games Room. Pantry and Larder. Games Room. Shower Room. Cloakroom. WC. Back Stairs to Playroom (Annexe Bedroom).
First Floor - Master Bedroom. Two Bedrooms, both with en suite Shower Room and walk-in wardrobe. Family Bathroom.
Second Floor - Two Bedrooms. Shower Room.

Garden and Grounds

The property is approached from the public road, a shared driveway leading to a gateway opening to a drive leading to a parking area in front of the house.

The grounds extend to approximately 1.28 acres and are enclosed by stone walls. The gardens are laid mainly to grass, fringed and interspersed with mature trees and shrubs, while to the rear is a three sided courtyard providing a sheltered sitting area. Within the grounds is a double garage, woodshed and garden sheds.



General Remarks and Information

Tenure	Local Authority	Council Tax	EPC
Freehold	Highland Council	Band G	Band E

Services

Mains electricity and water are connected | Private drainage to septic tank
Oil fired central heating | Internet is available* | Mobile Signal Yes*

*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

 yell.stint.lamppost  Post Code: IV56 8FJ

Solicitors

FMS Law Limited, Portree

Fixtures and Fittings

No items are included unless specifically mentioned in these particulars.

Viewings

Strictly by appointment with the Selling Agents.

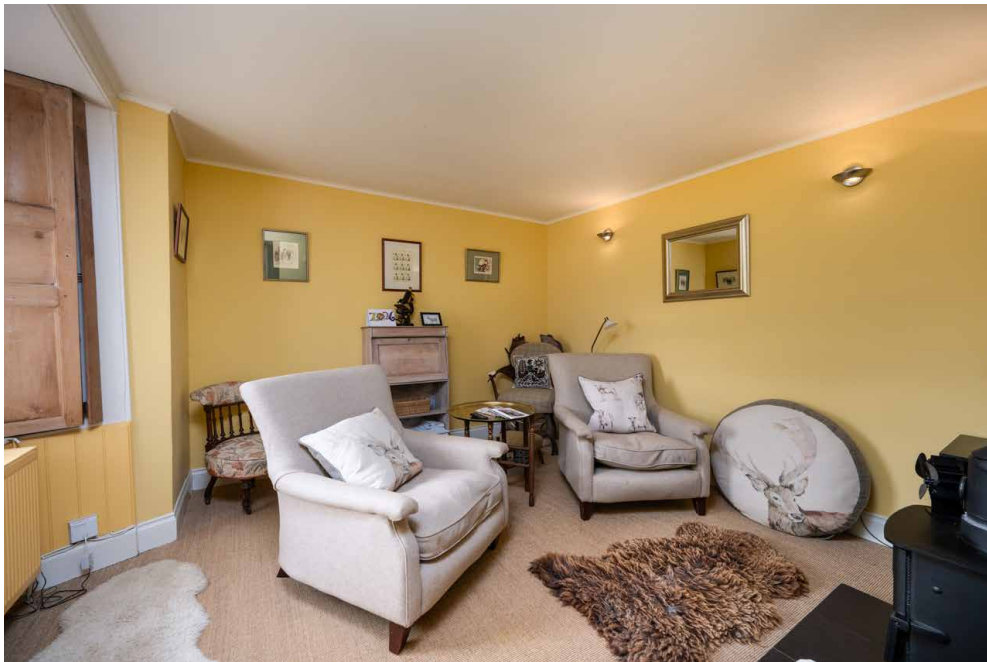
Health & Safety

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present, working machinery or equipment on the property, as well as any uneven ground or private access route.

Anti Money Laundering (AML) Regulations

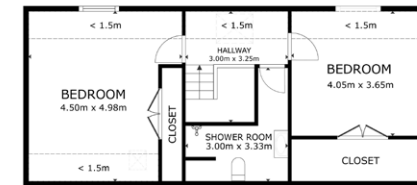
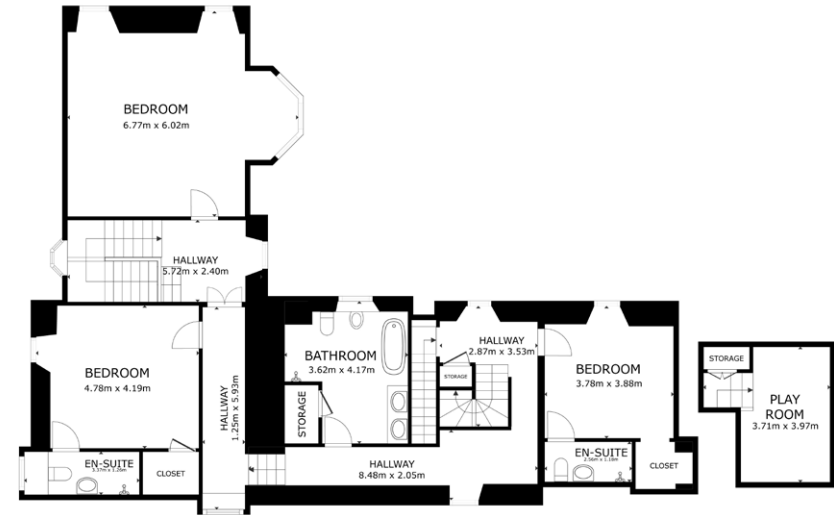
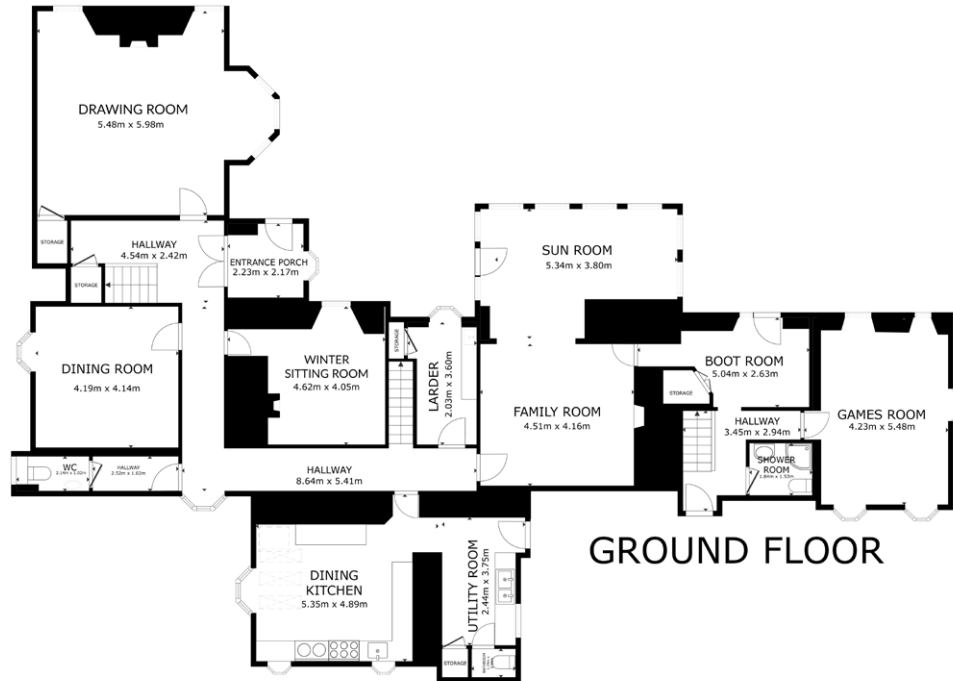
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to 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.







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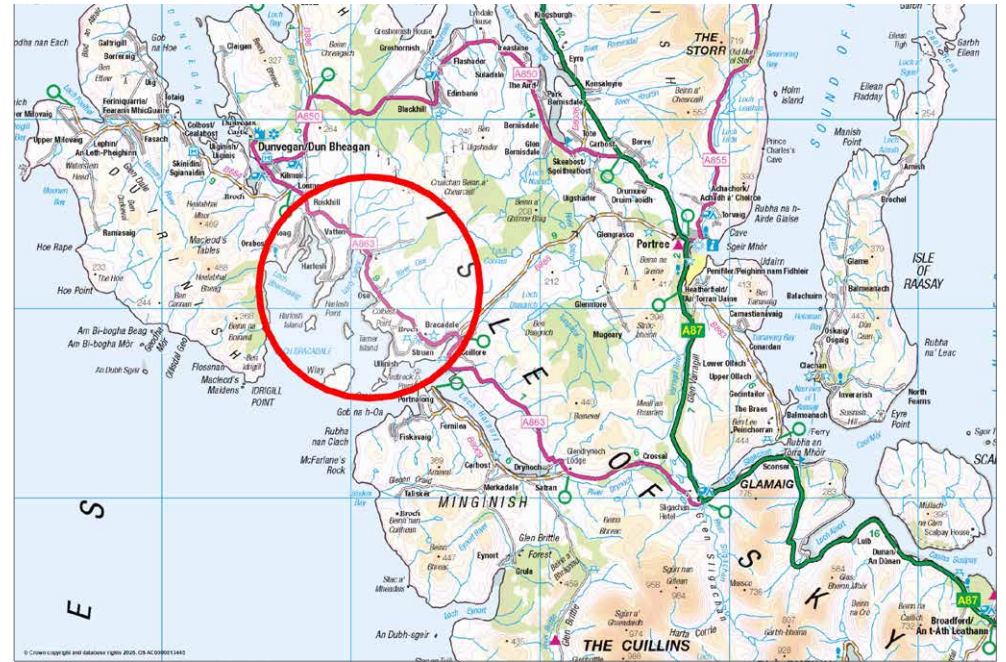
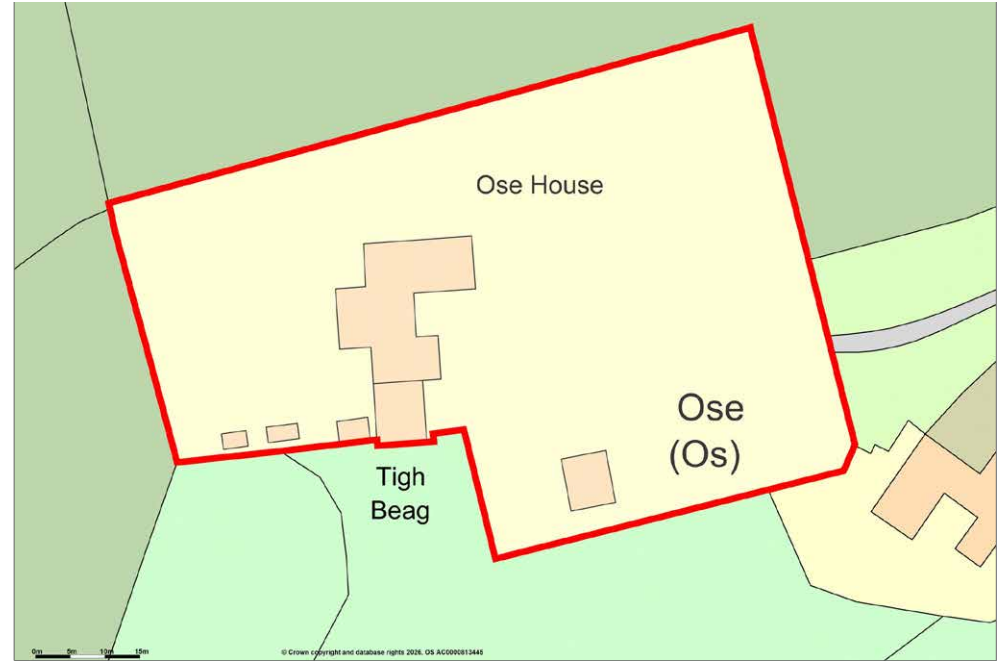


GROSS INTERNAL AREA
 FLOOR 1 37.0 m² FLOOR 2 26.3 m²
 EXCLUDED AREAS : REDUCED HEADROOM 9.8 m²
 TOTAL : 63.3 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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 April 2026.





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