



15A VALTOS
MIAVAIG, ISLE OF LEWIS



15A VALTOS, MIAVAIG, ISLE OF LEWIS

A striking contemporary house in a spectacular coastal setting.

Stornoway 33 miles. ■ Stornoway Airport 36 miles. ■ Tarbet 54 miles.

- One Reception Room. One Bedroom.
- A beautifully appointed interior.
- Garden studio.
- Direct access to lochside, sandy beaches and pier.
- Stunning island views.
- Highly energy efficient.

About 0.21 hectares (0.51 acres) in all.

Offers over £300,000

Galbraith

Inverness
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 OnTheMarket





SITUATION

No 15A Valtos is in the hamlet of Miavaig on the Valtos peninsula on the west coast of Lewis. The property is in a spectacular setting, positioned above the shoreline and with stunning views over the West Loch Roag archipelago to the Atlantic Ocean.

The island of Lewis and Harris is in the Outer Hebrides and is 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, some within walking distance of 15A Valtos and ranging in size from the small to the expansive Uig Sands, the site of the discovery of the Lewis Chessmen. Walks to the beaches are along the paths and tracks that crisscross the machair, the fertile low-lying ground along the coast which is abundant in wildflowers and birdlife. West Loch Roag has sheltered anchorages and the pier and harbour are within walking distance of the house. Pabay Island, with its caves and sheltered, white sandy beaches, is home to a variety of sea birds and can be reached by boat and kayak.

Nearby Timsgarry, overlooking Uig Sands, has a village shop, fuel station, primary school and community centre. Stornoway, about a forty minute drive away, 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.



DESCRIPTION

No 15A Valtos was designed by the island based, award-winning Porteous Architecture. With its clean lines, Siberian larch and galvanised steel exterior, and living roof, the house blends with its setting, while from the interior, the extensive use of glass fills the house with natural light as well as extending the sense of space into the landscape. The property is highly energy efficient with an air source heat pump, high levels of insulation, triple glazing and solar gain.

The open plan living room, dining room and kitchen is the focal point of the house with its loch and island views and its sliding doors opening to the decked balcony. A partly screened platform at one end of the room is currently used as an office/second bedroom. There is a bedroom with Jack and Jill bathroom, and a spacious entrance hall with generous storage.

ACCOMMODATION

Entrance Hall. Open plan Sitting Room, Dining Room and Kitchen. Bedroom. Jack and Jill Shower Room.

GARDEN GROUNDS

The property is approached from the single track public road, a track over which the owner has a right of access leading to a gate opening to a driveway and parking area.

The grounds at 15A Valtos extend to approximately 0.51 acres. The garden is laid mainly to rough grass interspersed with young broadleaf trees and with a colourful mixed bed on the approach to the house.

OUTBUILDINGS

Garden Studio

3.6 m x 1.4 m

Partly timber clad and with a living roof and double glazing. With electric heating.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	EPC	Tenure
Mains	Mains	Air source heat pump	B	EE - sole provider in the area	C	Freehold

DIRECTIONS

Exact grid location - What3Words - \\\ <https://w3w.co/equipping.likes.notch>

MOVEABLES

All blinds and light fittings are included in the sale. Further items may be available by separate negotiation.

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.

POST CODE

HS2 9HR

SOLICITORS

Macleod & Maccallum
Old Bank House
Somerset Square
Portree
Isle of Skye
IV51 9EH

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:

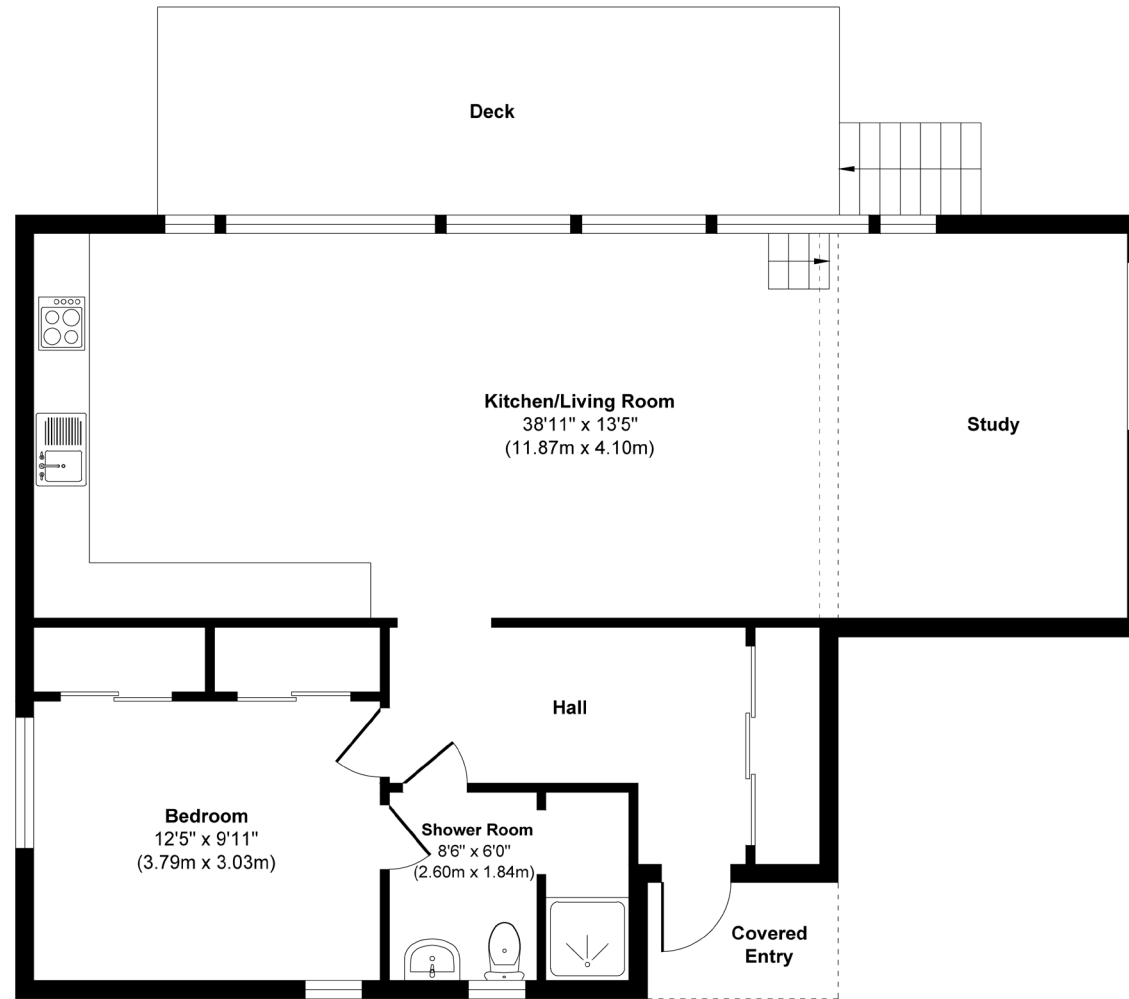
- a) originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- b) copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we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

Failure to provide this information may result in an offer not being considered.





15A Valtos, Miavaig, Isle of Lewis, Eilean Siar, HS2 9HR



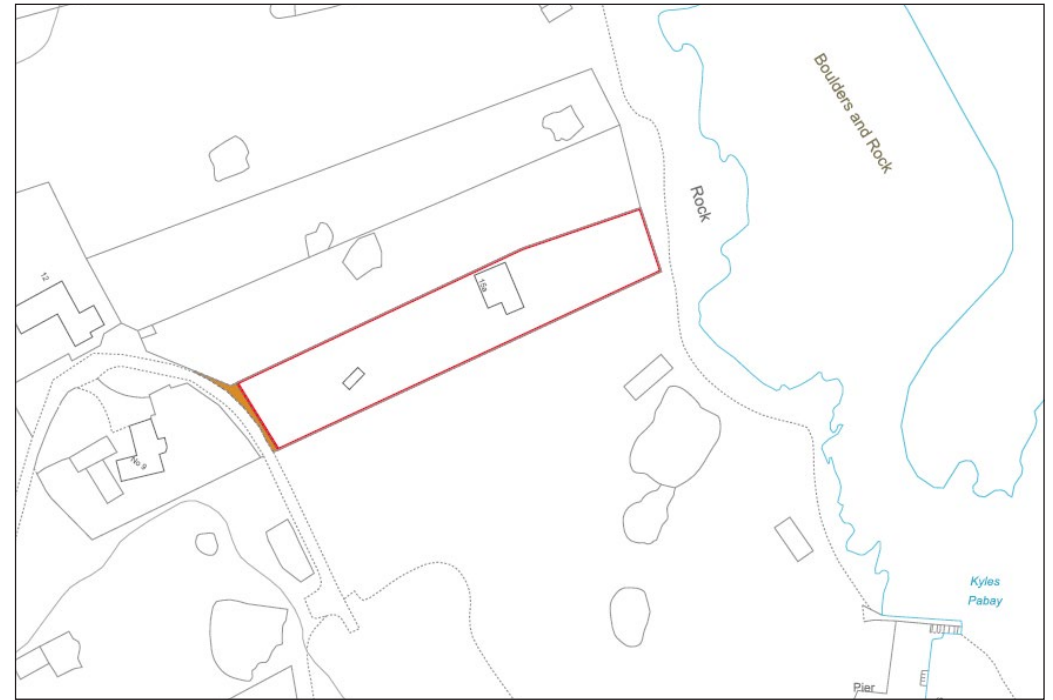
Floor Plan
Approximate Floor Area
866 sq. ft
(80.46 sq. m)

Approx. Gross Internal Floor Area 866 sq. ft / 80.46 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

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. Photographs taken in March 2023.





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