

# KILCAMB, 8 BLACKHILL

EDINBANE



**Galbraith**







## KILCAMB, 8 BLACKHILL, EDINBANE

**A decrofted detached bungalow and owner occupied croft with income generating potential.**

Skye Bridge 46 miles ■ Portree 14 miles

- Three Reception Rooms. Four Bedrooms.
- Decrofted bungalow and garden extending to approximately 0.5 acres.
- Registered croft of approximately 8 acres.
- Two camping pods.
- Polytunnel and link-detached garage.
- Within walking distance of the local amenities.

**About 3.4 hectares (8.5 acres) in all.**

**Offers Over £465,000**

# Galbraith

Inverness  
01463 224343  
inverness@galbraithgroup.com

 OnTheMarket





### SITUATION

Kilcamb is situated at Blackhill in the small village of Edinbane, perfectly placed to be used as a base for exploring Trotternish, Waternish and Duirinish, Skye's three northerly peninsulas. The amenities within the village include a primary school and a hotel and lodge with their respective bars/restaurants. A further range of amenities can be found in Dunvegan some 7 miles distant that include a general store, bakery, a petrol station and post office. Secondary schooling and the west highland campus of the UHI can be found in Portree.

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 landscapes 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. The city of Inverness, about a 2 hours drive away has all the facilities of a modern city including an airport with regular flights to the south and Europe.

### DESCRIPTION

The property comprises a decrofted bungalow and garden that extends to approximately 0.5 acres with a link detached double garage, and an owner occupied registered croft extending to approximately 8 acres. Sited on the croft are two camping pods which provide an income generating potential with Kilcamb itself, due to the layout and size of the accommodation, holding potential for use as a bed and breakfast.



### ACCOMMODATION

Entrance Vestibule. Hallway. Bedroom with ensuite shower room. Bedroom with ensuite bathroom. Two further bedrooms. Sitting Room. Dining Room. Open plan Kitchen/Breakfast Room with Family Room off. Utility Room. Shower Room.

### GARDEN GROUNDS

The property is approached by a public road and the driveway leads through the croft to a gravel parking area that serves the two pods from which a gravel path leads to the pods. The driveway continues to the decrofted garden ground which surround Kilcamb and are mainly laid to grass with an area laid to patio. A gravelled area provides space for parking and privacy and shelter are provided by a small wooded area to the front. Please note the site plan is indicative only and the correct boundaries are to be confirmed. The area outlined in green is decrofted.

### CROFT

The owner occupied croft is registered under Register No: I1016. This sale includes approximately 3.2 hectares (8 acres) of this registered croft with approximately 0.32 hectares (0.8 acres) planned on being retained by the sellers.





### PODS

The two pods are sited on the croft and measure approximately 4.3m x 2.8m inclusive of a shower room measuring approximately 1.35m x 1.31m. There are areas of decking to the front of each pod.

### OUTBUILDINGS

#### Garage 6m x 6m

A detached garage linked to the house. With power, lighting and an electric up and over door.

There is a timber shed within the decrofted garden and a polytunnel is sited on the croft.

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

Water	Drainage	Heating	Council Tax	Broadband	EPC	Tenure
House Mains	House Septic Tank	House Oil	House Band E	Available	Band D	Freehold
Pods Mains (metered supply)	Pods Septic Tank (separate to main property)	Pods Electric	Pods Business rated			





### DIRECTIONS

Exact grid location - What3Words - <https://what3words.com/weeks.usage.winemaker>

### MOVEABLES

All carpets, fitted floor coverings, curtains and blinds are included in the sale. The pods will be sold fully equipped and an inventory will be available upon request. 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

IV51 9PW

### SOLICITORS

FMS Law Limited  
Bridge Road  
Portree  
Isle of Skye  
IV51 9ER

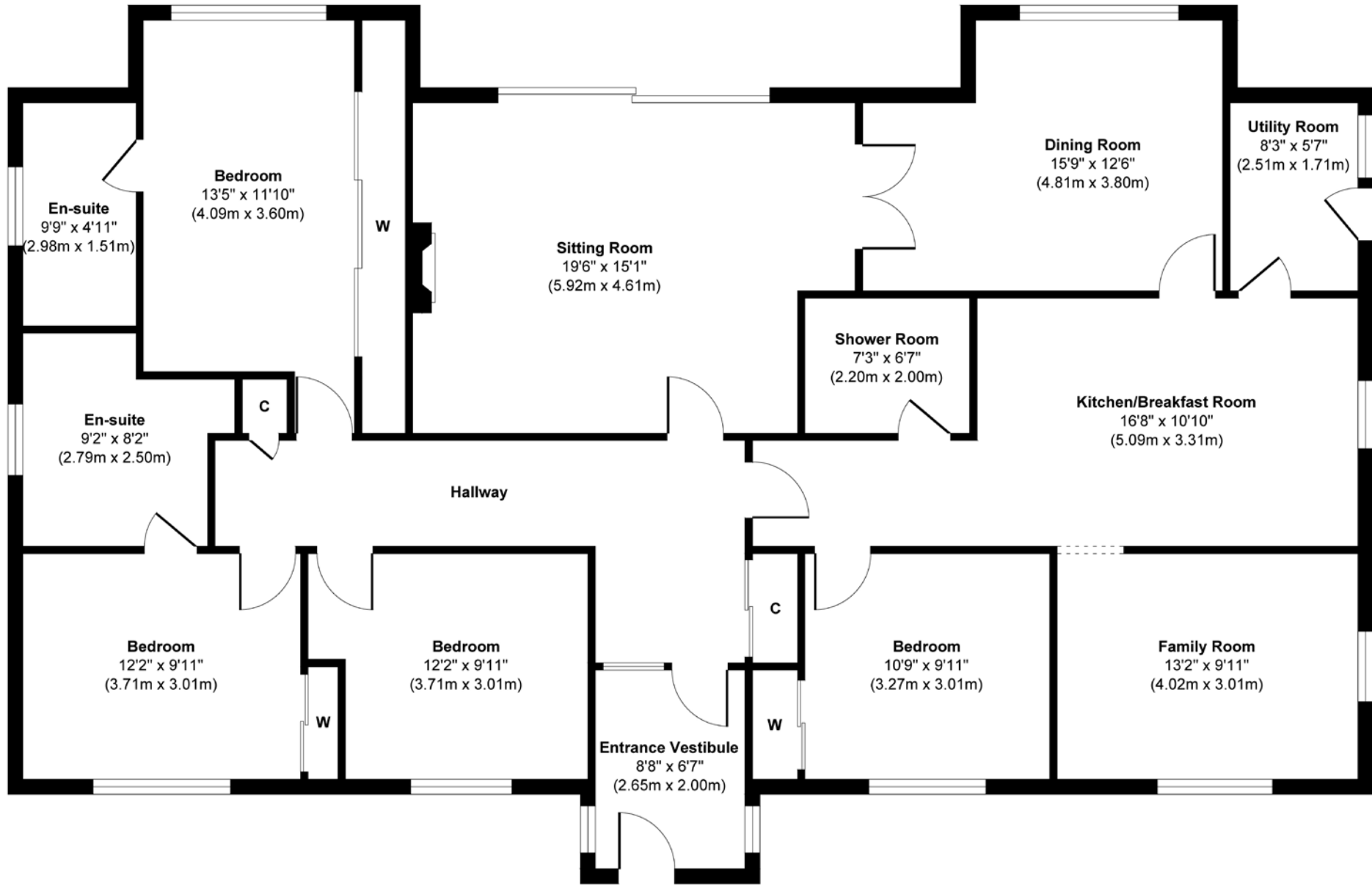








# Kilcamb, 8 Blackhill, Edinbane, Portree



Floor Plan

**Approx. Gross Internal Floor Area 1840 sq. ft / 170.96 sq. m**

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

Produced by Elements Property



## 2017 ANTI MONEY LAUNDERING REGULATIONS

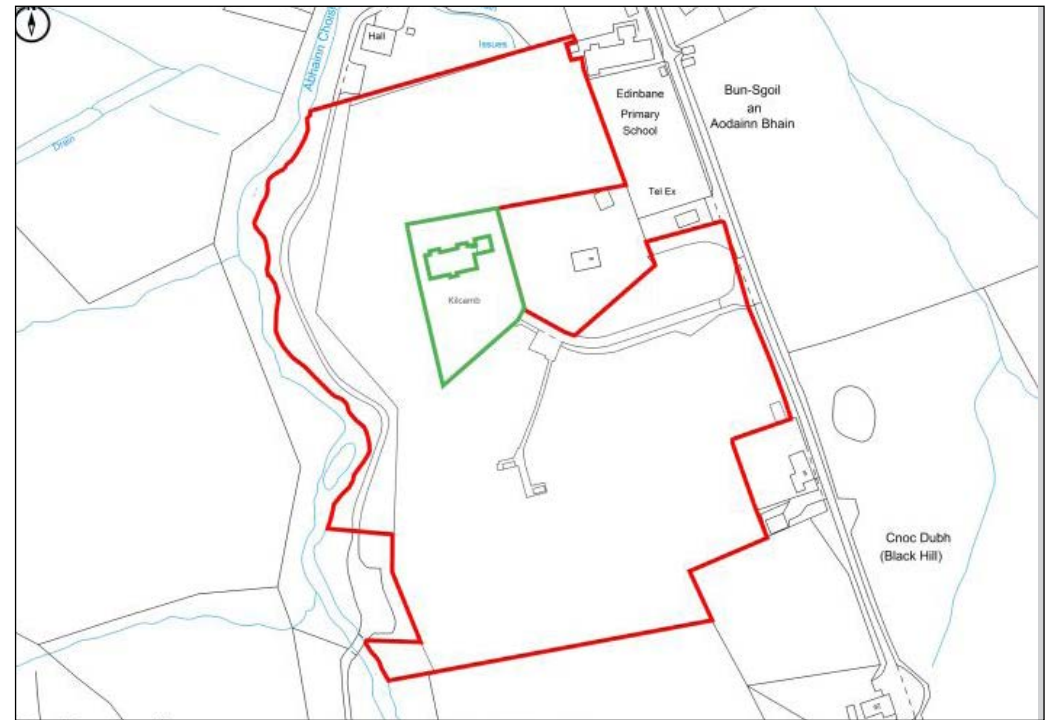
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either:

- originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- 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. Photographs taken in July 2023.







**Galbraith**

  
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