



TIGH-NA-MARA AND SEABIRD COTTAGE

HARRAPOOL, BROADFORD

Galbraith



TIGH-NA-MARA AND SEABIRD COTTAGE, HARRAPOOL, BROADFORD

A charming family home and letting cottage with spectacular water and island views.

Skye Bridge 7 miles. ■ Portree 26 miles.

Tigh- Na- Mara

- Three Reception Room. Four Bedrooms.
- A detached, upgraded traditional residence.
- Easily managed garden.
- Garage and carport.
- Stunning views to Broadford Bay and the islands of Pabay and Scalpay.

Seabird Cottage

- Open plan Living Area. Two Bedrooms.
- Detached bungalow with accessible accommodation.
- Self-contained and holding holiday let potential.
- Previous holiday let with £40K turnover in last tax year.

About 0.2 hectares (0.49acres) in all

Offers Over £550,000

Galbraith

Inverness
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SITUATION

Harrapool is a crofting township close to the village Broadford, the second biggest settlement on the Isle of Skye. 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. With its many coastal and forestry trails, small islands and inlets, and rugged hills, the island is an ideal location for walking, mountain biking, kayaking and sailing, and is rich in Wildlife. Both properties are conveniently located within walking distance of the shops and restaurants and nearby Broadford has a good range of shops, supermarkets and facilities including a primary school which was recently rated the second best primary in the Highlands and offers bi-lingual Gaelic education. With the 'state of the art' Broadford community Hospital that opened in 2023 serving as the main hospital for the area. While a wider range of amenities and secondary schooling are available in Portree about 26 miles away. Inverness, about a 2 hours' drive away, has all the facilities of a modern city including its airport with regular flights to the south and Europe.

DESCRIPTION

Tigh-Na-Mara which dates back to the 1800's is a charming, detached and extended dwelling that has been under the same ownership for fifty years and has only ever been owned by three different families. The accommodation is welcoming, comfortable and spread over two floors and has been well-maintained and modernised, including a combination of double and triple glazing, yet sympathetically retains original features such as some internal joinery. The sitting room has an open fireplace and the dining room with exposed stonework has a wood burning stove adding to the character. The summer sitting room takes full advantage of the stunning views over Broadford Bay having a large picture window.

Seabird Cottage, which in on the same title as Tigh-Na -Mara, is a detached bungalow designed by the current owner and built in 2007. It offers accessible accommodation spread over the one level, with ramped access. The heart of Seabird Cottage is the open plan kitchen/dining/sitting room, that has an open fireplace. The abundance of glazing within this open plan space, including a feature arched window, patio doors and Velux windows all allow the influx of coastal light. The property has been used as a self-catering holiday unit, with a turn over of £40k in the last tax year and currently holds a Short Term Let Licence valid until April 2026.

In Addition the letting cottage has a large, boarded loft area, so there may be potential for further development of the cottage subject to the nesseccary consents.

ACCOMMODATION

Tigh-Na-Mara

Ground Floor – Entrance Porch. Hallway. Sitting Room. Summer Sitting Room. Dining Room. Dining Kitchen. Utility Room. Shower Room. Study.
First Floor – Rear Landing. Bedroom. Front Landing. Three further Bedrooms. WC. Bathroom.

Seabird Cottage

Ground Floor – Hall. Utility Room. Bedroom with en-suite Shower Room. Bedroom. Bathroom. Open plan Kitchen/Dining/Sitting Room.

GARDEN GROUNDS

The property is approached from the public road to a tree and shrub lined gravel driveway leading to a tarmac parking area to the side of the houses. The gardens are mainly laid to grass with flowerbed borders planted with a variety of shrubs and flowering bulbs. The garden to the front of Tigh—Na-Mara is bounded by stone walling with the garden to the rear being fringed with mature trees.

OUTBUILDINGS

Garage
9.311m x 6.4m
With power and lighting.

Carport
7.1m x 3.1m
Attached to garage, and with lean-to greenhouse.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Tigh-Na-Mara	Mains	Septic Tank	Oil	Band E	Available*	Available*	Band E	Freehold
Seabird Cottage	Mains	Mains	Oil	Business Rating	Available*	Available*	Band D	

*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

Exact grid location – What3Words - <https://what3words.com/jetliner.typified.prepare>

MOVEABLES

All carpets, fitted floor coverings and curtains are included in the sale. Further items including most of the contents of Seabird Cottage 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

IV49 9AQ

SOLICITORS

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

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.

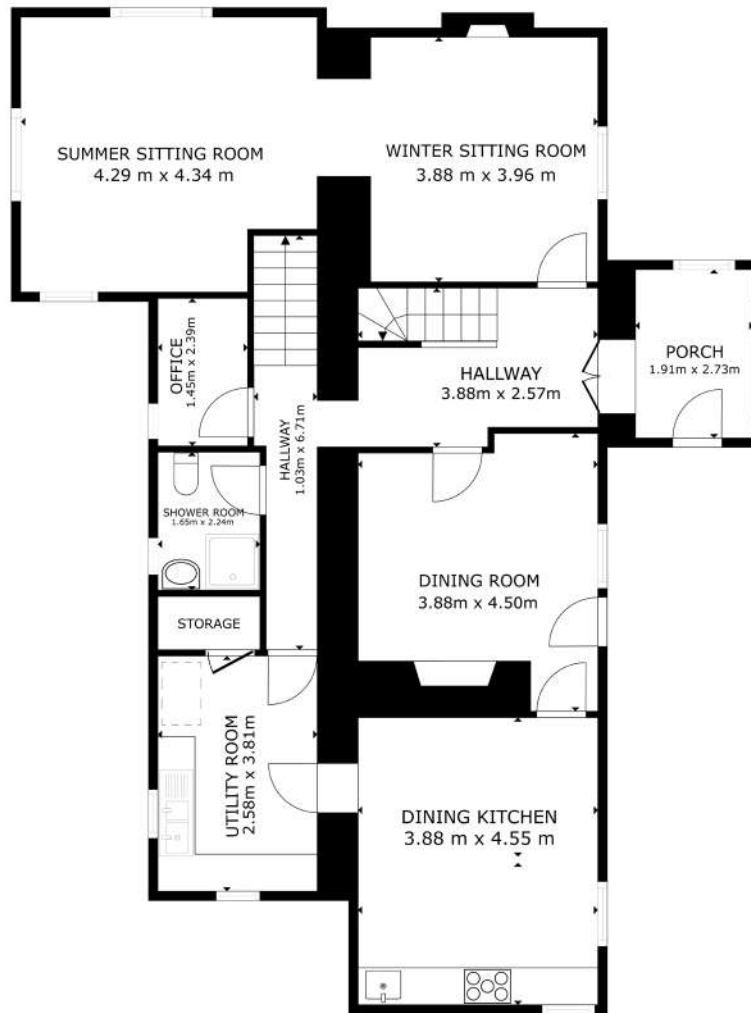


IMPORTANT NOTES

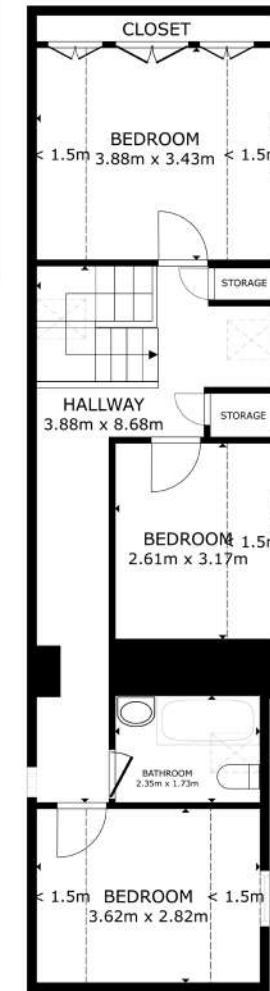
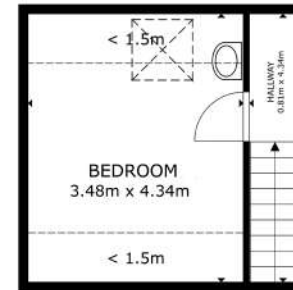
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are 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 March 2025.



TIGH NA MARA, HARRAPOOL, ISLE OF SKYE IV49 9AQ



FLOOR 1

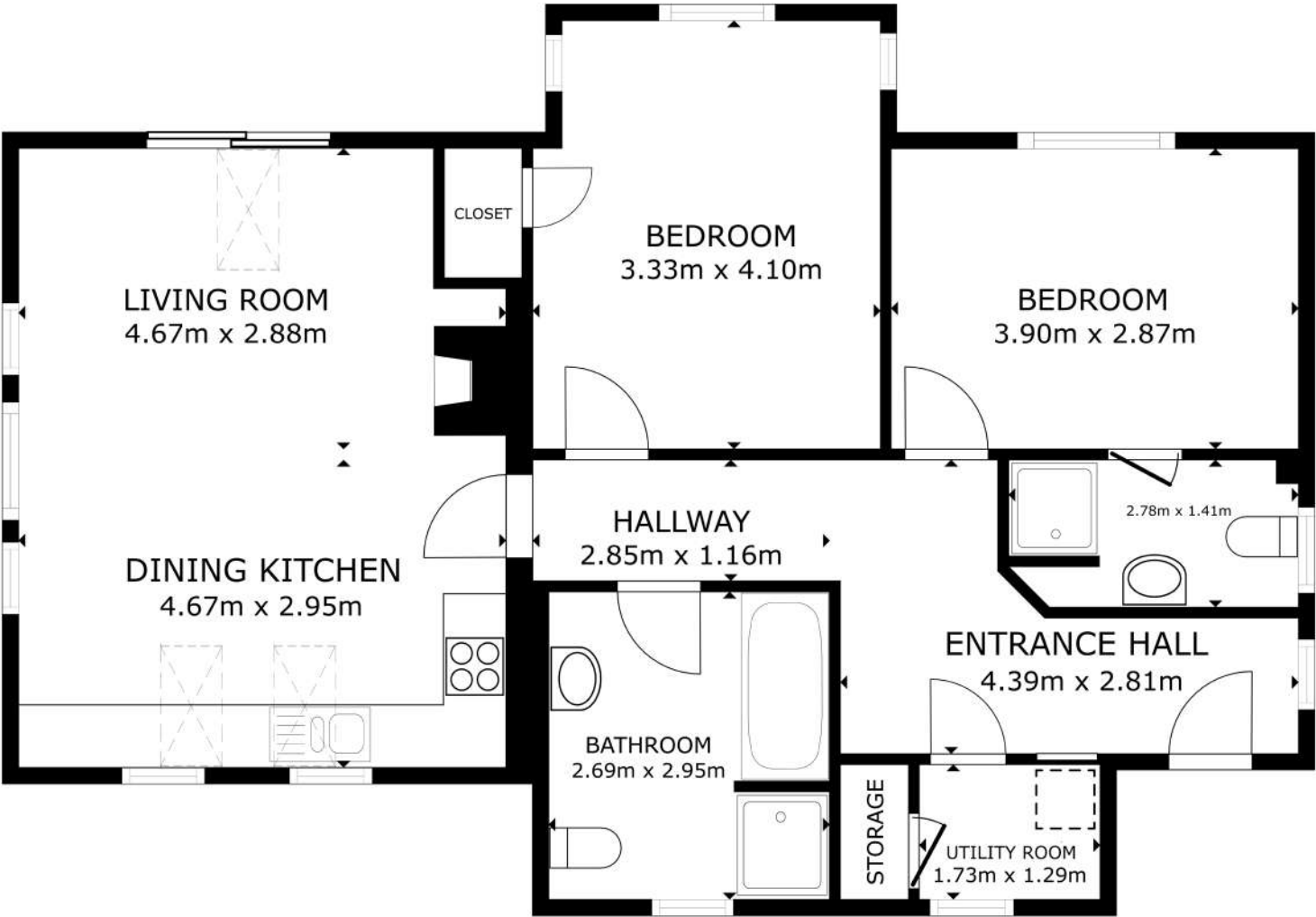


FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 123.1 m² FLOOR 2 60.6 m²
 EXCLUDED AREAS : REDUCED HEADROOM 18.1 m²
 TOTAL : 183.6 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



SEABIRD COTTAGE, HARRAPOOL, ISLE OF SKYE IV49 9AQ



GROSS INTERNAL AREA
FLOOR PLAN 82.7 m²
TOTAL : 82.7 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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