

Galbraith



**SOUND VIEW**  
3 FERINDONALD







## SOUND VIEW, 3 FERINDONALD

A contemporary, eco-friendly house with views over the Sound of Sleat.

Broadford 13 miles. ■ Skye Bridge 18 miles.

- One Reception Room. Four Bedrooms.
- Architect designed and energy efficient.
- Bed and Breakfast potential.
- Easily maintained garden with substantial outbuilding.
- Spectacular views over the Sound of Sleat.

About 0.23 hectares (0.59 acres) in all.

Offers Over £435,000

**Galbraith**

Inverness  
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inverness@galbraithgroup.com

 OnTheMarket







### SITUATION

Sound View is in the crofting township of Ferindonald on the Sleat peninsula, known as the garden of Skye due to its more hospitable climate and gentler landscape than the more rugged north of the island. This area with its many coastal and forestry trails, small islands and inlets, makes an ideal location for walking, mountain biking, kayaking and sailing, and is rich in wildlife with otters, golden eagles, red deer and dolphins regularly spotted. The property is on an elevated site with spectacular views towards the Sound Of Sleat and Knoydart beyond.

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.

Sound View is within walking distance of the local primary school, a doctor's surgery and the beach, with nearby Armadale, with the ferry link to Mallaig on the mainland, having a general store and petrol station.

Broadford, a 20 minutes' drive away has a good range of shops and facilities including a supermarket while a wider range of amenities and a secondary school are available in Portree about thirty nine miles away. The Highland Capital Inverness is about a 2 1/2 hours' drive away and has all the facilities of a modern city including an airport with regular flights to the south and Europe.



### DESCRIPTION

Sound View offers well-presented, contemporary accommodation, thoughtfully designed to take advantage of the views over the Sound of Sleat towards Knoydart on the mainland. The property is highly energy efficient being an ICF (insulated concrete formwork) build, an eco-friendly modern method of construction producing highly energy efficient buildings which require minimal maintenance and repair. The use of glazing maximises solar gain, and the majority of the rooms are double aspect resulting in a light filled interior. With all four bedrooms having en-suite facilities, the layout of the accommodation and the location means that Sound View has potential to be run as a bed and breakfast.

### ACCOMMODATION

Ground Floor - Entrance Vestibule. WC. Bedroom with en-suite Wet Room. Open Plan Sitting Room/Dining Room. Dining Kitchen. Utility Room.

First Floor - Open Landing. Two bedrooms with en-suite Bathrooms. Second Landing. Principal bedroom with en-suite Bathroom.







### GARDEN GROUNDS

The property is approached by the public road, a gravel driveway over which the neighbour has a right of access, leading to a parking area to the front and side of the property. The garden is low maintenance being mainly laid to grass with a proportion of the garden being left in natural state, softening the landscape and attracting wildlife. The potential exists, subject to gaining the necessary consents for the siting of a holiday pod within the grounds.

### OUTBUILDINGS

Workshop/store

8.4m x 4.6m

With power lighting and having conversion potential, subject to gaining the relevant consents.

There is a static caravan located within the grounds that the owners will remove if requested by the purchaser.

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

Water	Drainage	Heating	Council Tax	Broadband	EPC	Tenure
Mains	Private	Electric	Band F	Available	Band D	Freehold

### DIRECTIONS

Exact grid location - What3Words - <https://what3words.com/detail.cornering.shin>

### MOVEABLES

All carpets, fitted floor coverings, blind, curtains 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, 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

IV44 8RF

### SOLICITORS

MacPhee & Partners

Airds House

An Aird

Fort William

PH33 6BL





## 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.

### 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.

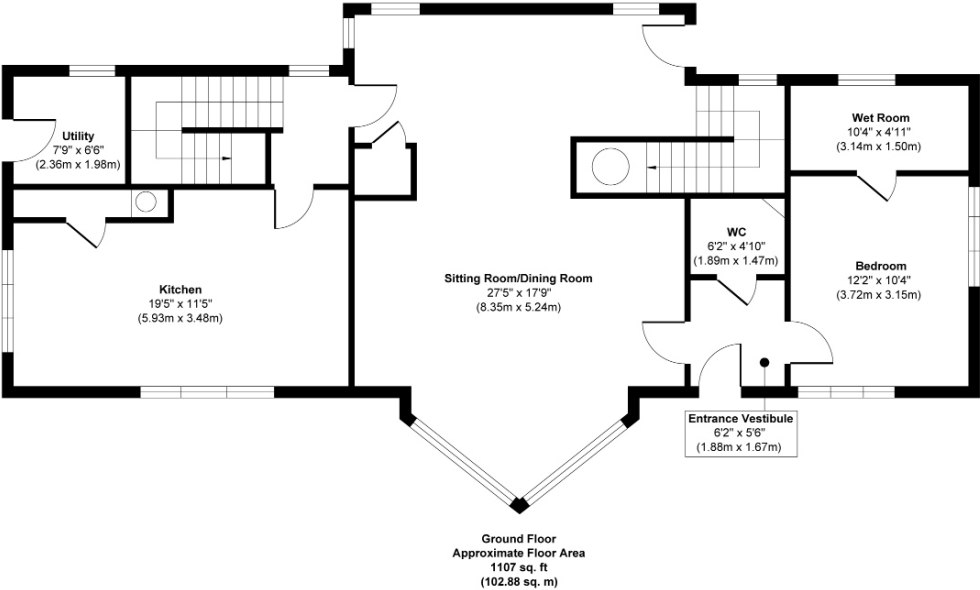
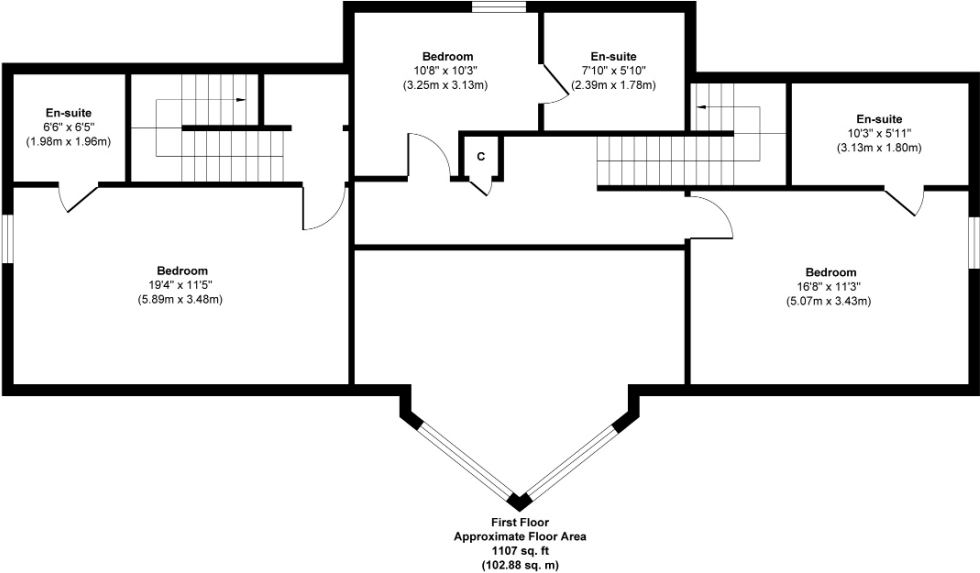








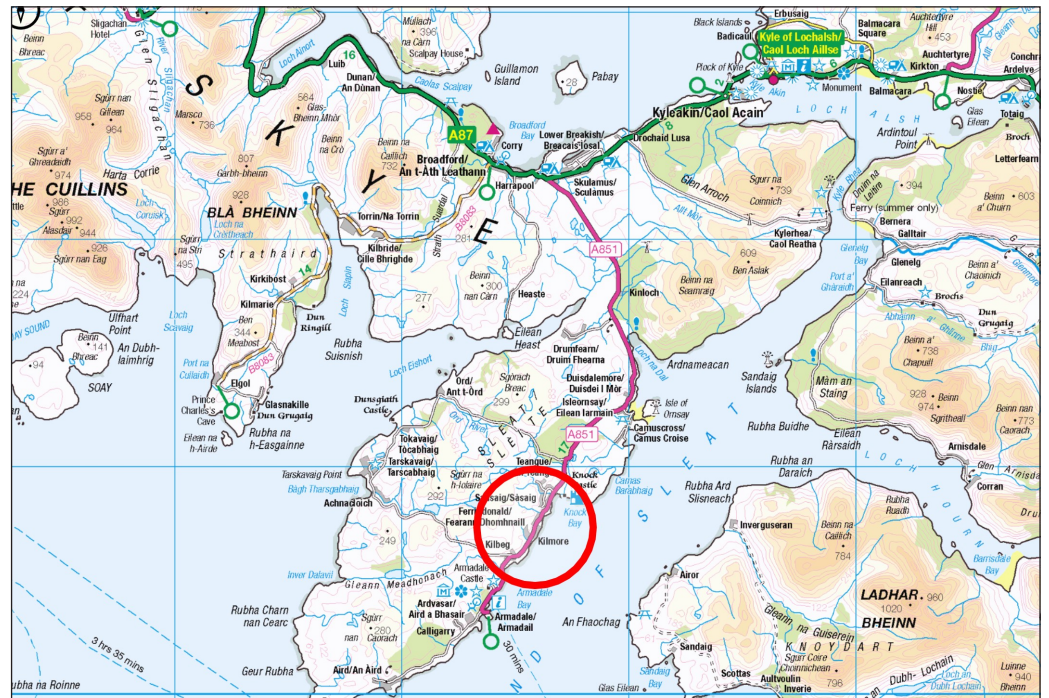
**Sound View. Ferrindonald. Isle of Skye. IV44 8RF.**



**Approx. Gross Internal Floor Area 2214 sq. ft / 205.76 sq. m**

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









**Galbraith**



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