

Galbraith

**25 KILMUIR**  
DUNVEGAN, ISLE OF SKYE





# 25 KILMUIR, DUNVEGAN, ISLE OF SKYE

An exceptional and versatile rural property.

Portree 22 miles ■ Skye Bridge 45 miles

- 1 Reception room. 3 Bedrooms.
- A well-presented decrofted house.
- A registered, owner occupied croft with agricultural and amenity land.
- Modern livestock building with handling pens.
- Camping pod business with high quality accommodation.
- River with waterfall and native woodland.
- In a beautiful and easily accessible location.
- Spectacular views to the Cuillin range and Macleod's Tables.

About 30.4 hectares (75.12 acres) in all.

Offers over £595,000

## Galbraith

Inverness  
01463 224343  
inverness@galbraithgroup.com

 OnTheMarket



Dunvegan View



### SITUATION

No 25 Kilmuir is in a beautiful setting on the edge of Dunvegan village on the west coast of Skye. The property comprises a crofted cottage, Dunvegan View, and an owner occupied croft of about 75 acres with a camping pod business.

Dunvegan is popular for its beautiful location and association with nearby Dunvegan Castle, the ancestral seat of the Clan MacLeod. The village has good shops and local facilities, while the area has excellent restaurants and hotels including the award winning Three Chimneys. Portree, the main town on the island, has a secondary school and a wider range of shops and amenities.

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 surroundings.

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

### DESCRIPTION

No 25 Kilmuir is an exceptional rural property, improved and managed to the highest standard and where residential and commercial elements are complemented by excellent amenity provided by the land, the river and the setting.

Dunvegan View



Dunvegan View



Dunvegan View



### Dunvegan View

Dunvegan View is a traditional cottage which has been fully renovated to create a charming, energy efficient property with well-presented accommodation. The work carried out includes extensive roof work, the installation of an air source heat pump, the addition of a boot room/laundry porch, double glazing, new flooring, a new kitchen and complete redecoration.

### ACCOMMODATION

**Ground Floor** – Sun Porch. Entrance Hall. Sitting Room. Kitchen. Boot Room/Laundry. Bedroom. Bathroom.

**First Floor** – One double Bedroom and one single Bedroom.

### GARDEN GROUNDS

The decrofted grounds extend to approximately 0.22 acres. These are laid to grass, enclosed by post and wire fencing. There is a timber garden shed within the grounds.

### MOVEABLES

All fitted carpets, curtains, light fittings and white goods are included in the sale. Further items may be available by separate negotiation.

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

Water	Drainage	Heating	Council Tax	Broadband	EPC	Tenure
Private	Private	Dunvegan View – air source heat pump	Dunvegan View – C	Available	Dunvegan View – E	Freehold

### The Croft

The owner occupied croft (Register No I1212) extends to approximately 74.9 acres and is bounded on one side by the public road, while the middle of the river marks the west and south boundaries. New fencing has been erected throughout the croft, along with new gates and access tracks. The land to the north of the houses, extending to approximately 30 acres, is improved good quality grazing and here there is an agricultural shed (10 m x 7 m) adapted for livestock housing, along with handling pens and hard standing.

The remaining land, lying to the south and west of the houses, is unspoilt heather moorland providing an excellent habitat for native flora and fauna.

### The Camping Pods

Within the envelope of the existing buildings, are four high quality, fully serviced camping pods. These were let for the first time in 2021 between July and October and were fully booked during this period.

The camping pods are sold as seen.

### 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.

### DIRECTIONS

Exact grid location – What3Words - \\ \ https://w3w.co/revamping.ruffling.usual

### POST CODE

IV55 8GU

### SOLICITORS

A Fraser & Co, Inverness  
106 Church Street  
Inverness  
Highland  
IV1 1EP

### 2017 ANTI MONEY LAUNDERING REGULATIONS

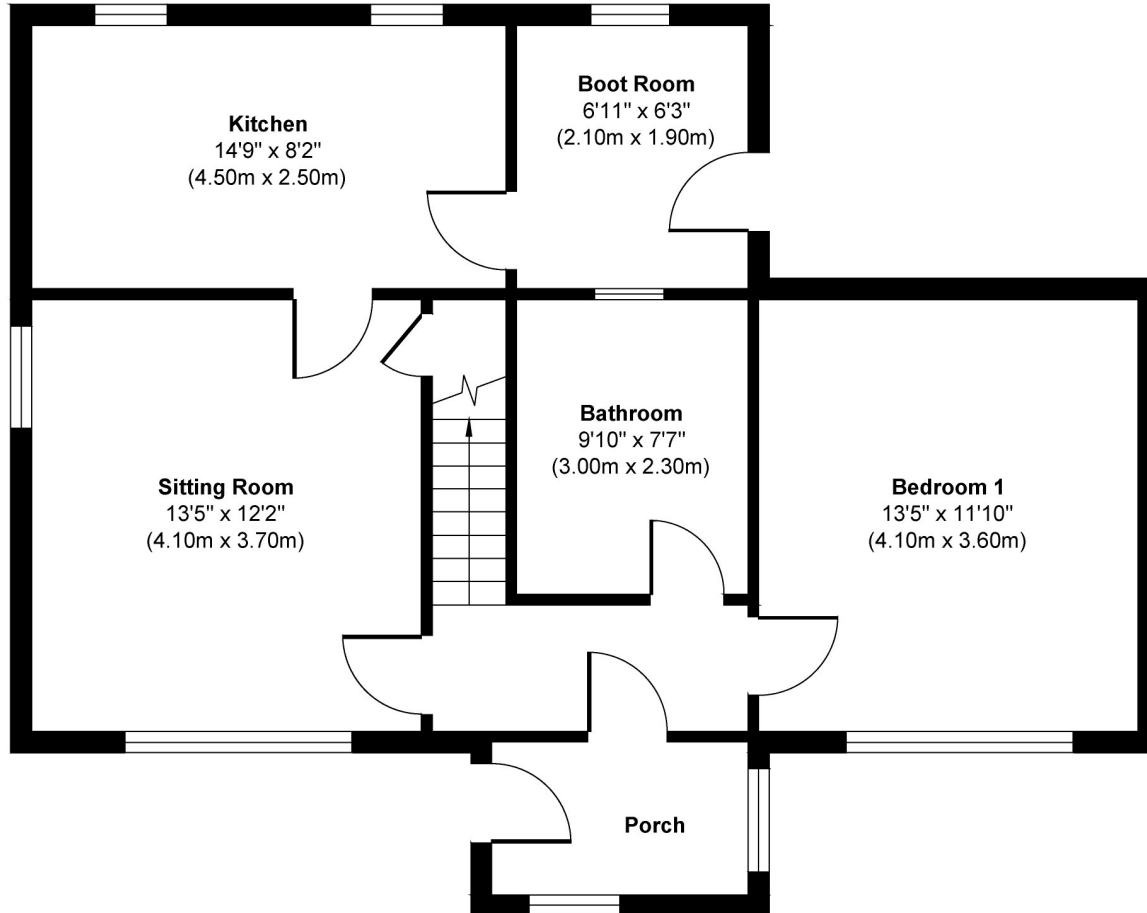
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either:

- 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. December 2022.



**Kitchen**  
14'9" x 8'2"  
(4.50m x 2.50m)

**Boot Room**  
6'11" x 6'3"  
(2.10m x 1.90m)

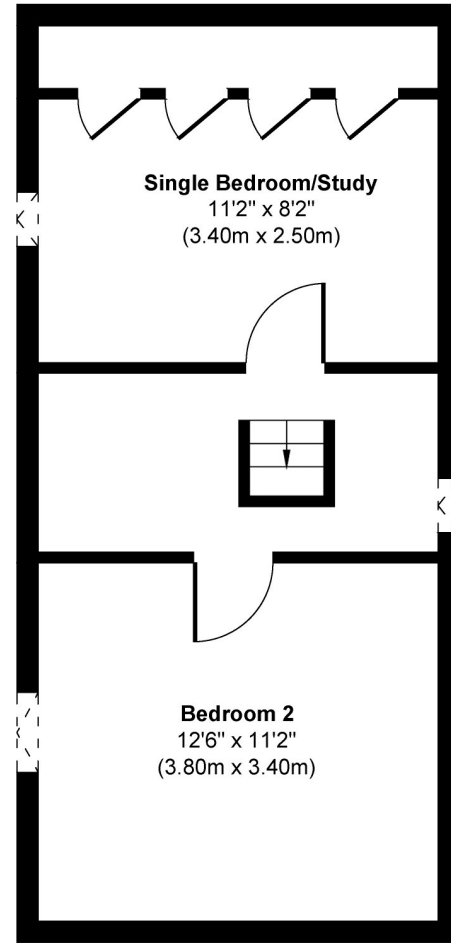
**Sitting Room**  
13'5" x 12'2"  
(4.10m x 3.70m)

**Bathroom**  
9'10" x 7'7"  
(3.00m x 2.30m)

**Bedroom 1**  
13'5" x 11'10"  
(4.10m x 3.60m)

**Porch**

**Annexe Ground Floor**  
Approximate Floor Area  
**694 sq. ft**  
(64.50 sq. m)



**Single Bedroom/Study**  
11'2" x 8'2"  
(3.40m x 2.50m)

**Bedroom 2**  
12'6" x 11'2"  
(3.80m x 3.40m)

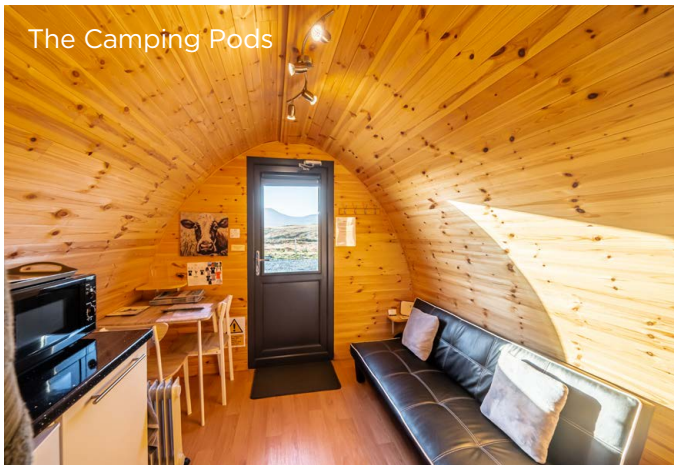
**Annexe First Floor**  
Approximate Floor Area  
**347 sq. ft**  
(32.28 sq. m)

**Dunvegan View**

The Camping Pods



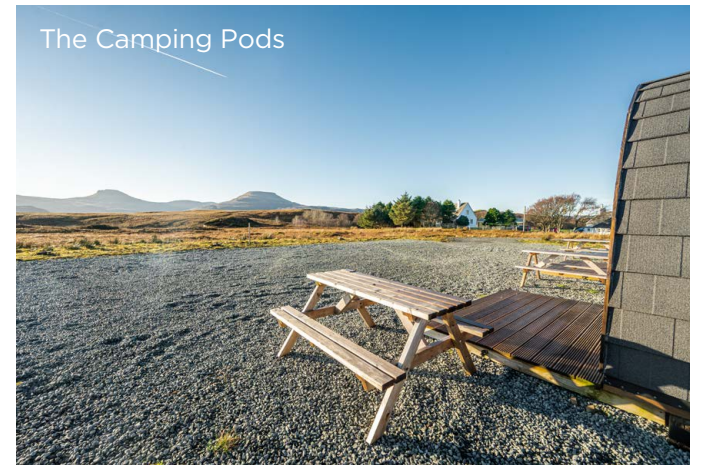
The Camping Pods



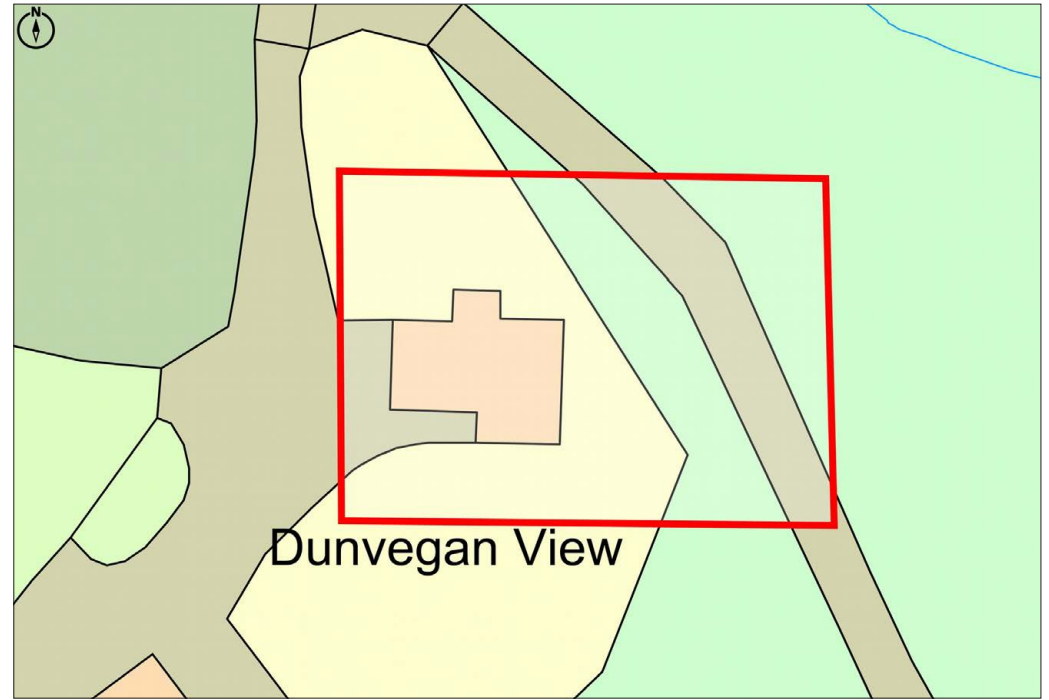
The Camping Pods



The Camping Pods



The Croft



The Croft









**Galbraith**



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