

TIGH NA BRUAICH
8 DRUMFEARN, ISLE OF SKYE





TIGH NA BRUAICH, 8 DRUMFEARN, ISLE OF SKYE

A bright, modern house with annexe in an unspoilt setting.

Skye Bridge 12 miles. ■ Portree 32 miles.

- Main House – One Reception Room. Dining Kitchen. Three Bedrooms.
- Annexe (attached to main house). Two Reception Rooms. Two bedrooms.
- Recently upgraded accommodation.
- Annexe currently a successful seasonal holiday let.
- Garden studio and workshop with conversion potential, subject to the necessary consents.
- Low maintenance grounds with sheltered sitting area.
- Within walking distance of Loch Eishort.
- On the Sleat peninsula and with easy access to the mainland.

About 0.35 hectares (0.87 acres) in all.

Guide price £399,950

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com

 OnTheMarket



Annexe



Garden Studio and Workshop

SITUATION

Tigh Na Bruaich is in the village of Drumfearn on the Sleat peninsula on Skye. The property is in an attractive, unspoilt setting and has panoramic moorland and mountain views.

The Isle of Skye is probably 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 beautiful surroundings. The Sleat peninsula is 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. Loch Eishort is just a short walk from the house.

Broadford has a good range of shops and facilities including a primary school, while a wider range of amenities and secondary schooling are available in Portree about twenty four miles away. Inverness, about a 2 hours' drive away, has all the facilities of a modern city including an airport with regular domestic and international flights.

DESCRIPTION

The current owners purchased Tigh Na Bruaich in 2021 and since then have carried out a number of improvements to create a comfortable and well-presented property. This work includes new hardwood and laminate flooring, new french doors in the annexe, new electric radiators in the bedrooms, a new roof ridge and vents, and redecoration.

The annexe - Lodestar Cottage - is currently a successful seasonal holiday let, managed through Airbnb. (projected income for 2023: c. £17,500).

ACCOMMODATION

Main House - Entrance Hall. Inner Hall. Sitting Room. Dining Kitchen. Master Bedroom with en suite Shower Room. Two further Bedrooms. Bathroom.

Annexe - Dining Hall. Sitting Room. Kitchen. Two Bedrooms. Bathroom.

GARDEN GROUNDS

The property is approached from the single track public road via a private road over which the owners have a right of access. This leads to a private driveway with ample parking for multiple vehicles.

The grounds extend to approximately 0.87 acres. The gardens have recently been landscaped to create an attractive setting for the house. Native trees and shrubs have been planted along the boundaries, while areas of the grass are managed to encourage wildflowers and wildlife. There is a container grown fruit and vegetable garden to the rear of the garden studio and here there is a sheltered and private sitting area.

OUTBUILDINGS

The garden studio and workshop lies to the rear of the house. This offers the potential for conversion subject to the necessary consents.

Workshop

5.1 m x 4.2

With double doors, concrete floor, power, light and storage space in the rafters and door to:



Garden Studio

4.2 m x 3.9 m

With oil-filled electric radiator, power and light.

Laundry Outhouse

2.5 m x 2.5 m

With fitted units and plumbing for additional washing machines.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	EPC	Tenure
Mains	Private	Electric storage heaters and electric radiators	Main House - D Annexe - B	Fibre broadband available	D	Freehold

DIRECTIONS

Exact grid location – What3Words - <https://w3w.co/polishing.euphoric.afford>

MOVEABLES

All fitted carpets, curtains and light fittings are included in the sale. The annexe is sold as seen. 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

IV43 8QZ

SOLICITORS

Ferguson, MacSween and Stewart
Bridge Road
Portree
Isle of Skye
IV51 9ER

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.





Annexe Sitting Room



Annexe Kitchen



Annexe Dining



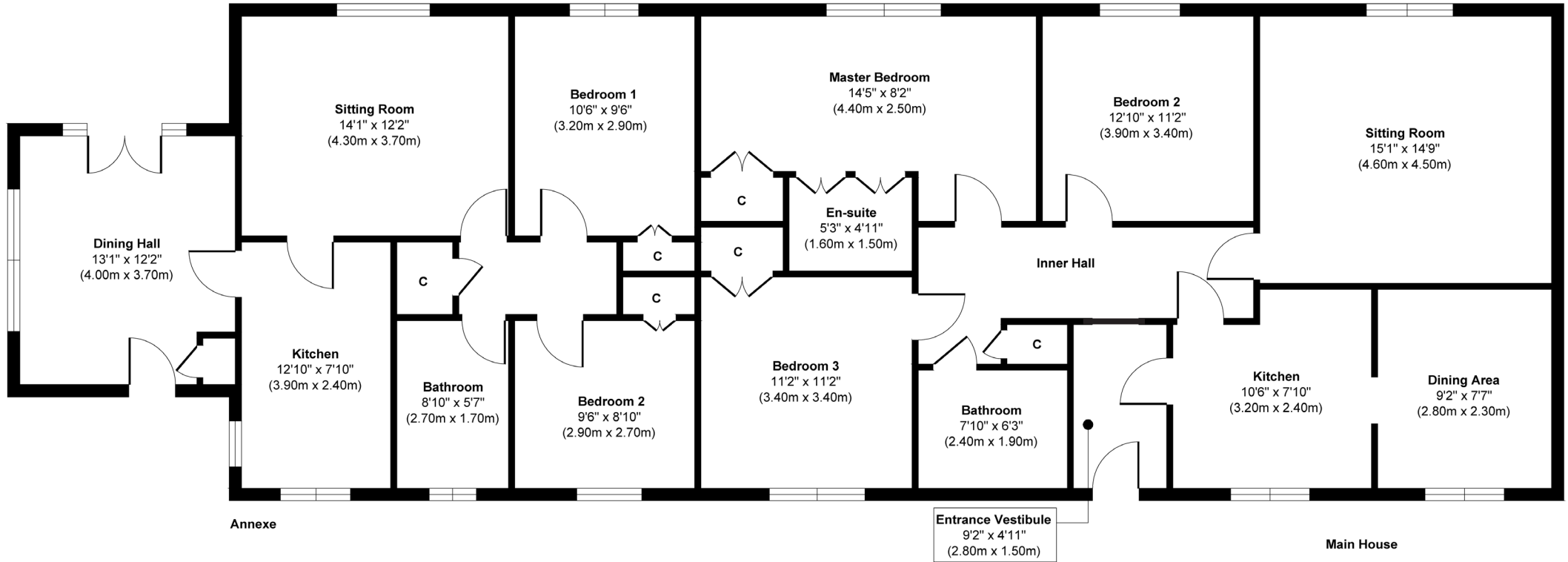
Annexe Main Bedroom

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 April 2023.



Tigh Na Bruaich, 8 Drumfearn, Isle of Skye, IV43 8QZ

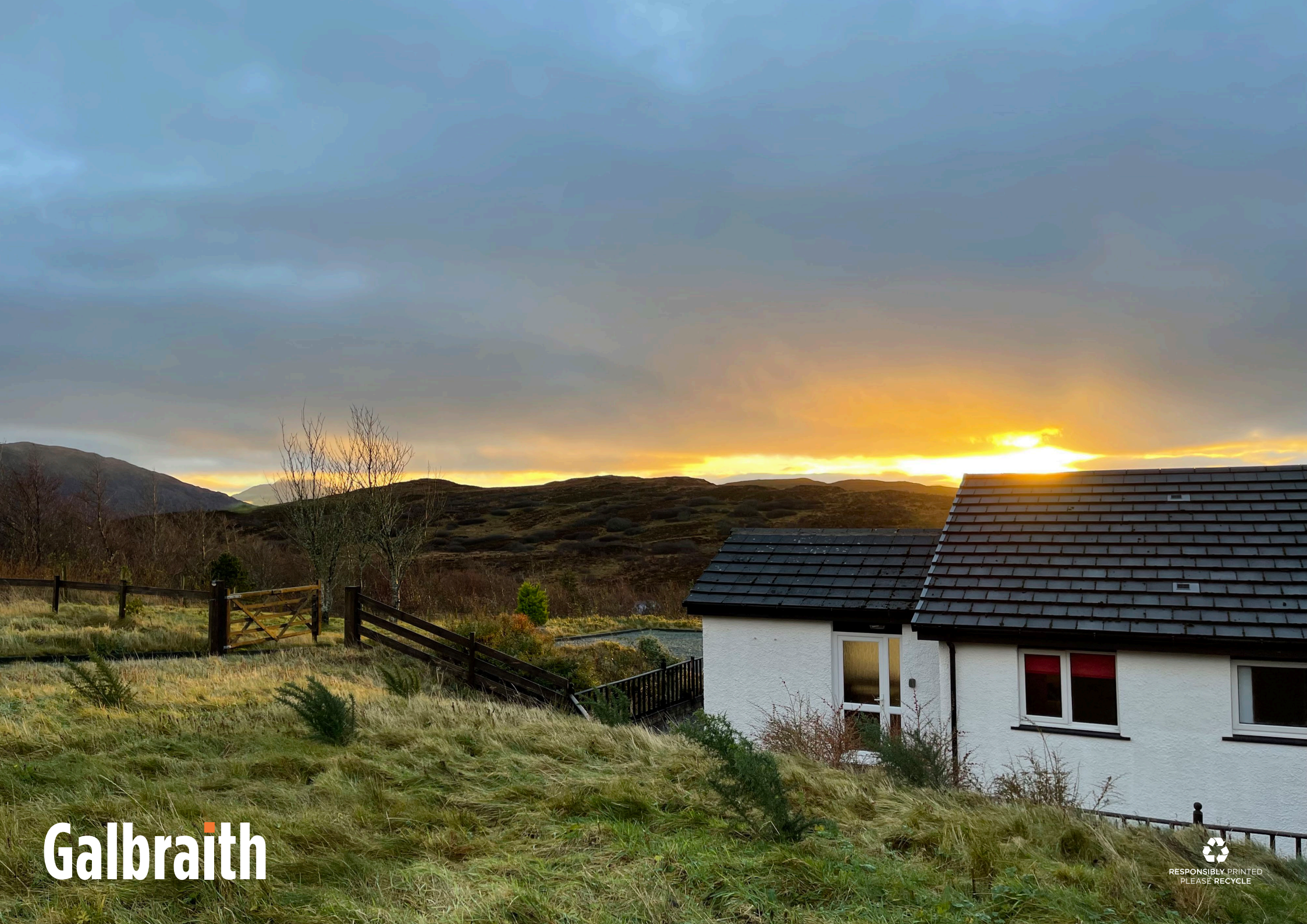


Floor Plan
Approximate Floor Area
1879 sq. ft
(174.64 sq. m)

Approx. Gross Internal Floor Area 1879 sq. ft / 174.64 sq. m

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

Produced by Elements Property



Galbraith



RESPONSIBLY PRINTED
PLEASE RECYCLE