



The Isle of Skye Estate Agency

www.iosea.co.uk

The Isle of Skye Estate Agency

Portree Office: sales@iosea.co.uk

01478 612 683

Kyle Office: kyle@iosea.co.uk

01599 534 555



8 Clachan, Isle of Raasay, IV40 8PB.

Detached Bungalow with Detached Traditional Cottage
Main House 2 Bedroom & One Bedroom Cottage

Shore Access and Private Slipway
Double Glazing and Solid Fuel Heating

Offers Over £345,000

Sea and Mountain Views
Idyllic Location

Description:

8 Clachan offers a rare and exciting opportunity to purchase a two bedroom property complete with an additional one bedroom cottage in an enviable shoreside location on the idyllic Isle of Raasay boasting spectacular, uninterrupted views over Churchton bay, the Cuillins and the Isle of Skye.

8 Clachan offers prospective purchasers the opportunity to purchase a two bedroom bungalow complete with a traditional one bedroom cottage positioned in a breath-taking location boasting panoramic sea and mountain views. The properties are positioned to take full advantage of the views on offer and are conveniently located within walking distance of the ferry to Skye.

The accommodation within comprises of: entrance vestibule, hallway, lounge, sunroom, kitchen, bathroom and two double bedrooms. The property further benefits from double glazing and solid fuel heating by way of the multi-fuel stove in the lounge.

Katie's Cottage is a charming traditional property. The accommodation within comprises of an entrance porch, hall, lounge, kitchenette, double bedroom and shower room. The chalet benefits from mixed glazing with multi-fuel stoves located in the lounge and bedroom providing heating.

Externally, the property is set within private garden grounds which are sloping in nature to the rear with established trees and shrubs. Direct shore access and private slipway. The properties are accessed via a shared track with parking available to the side of the properties. In addition is a detached garage/workshop with electricity connected.

8 Clachan presents a wonderful opportunity to purchase a wonderful home and business opportunity in a truly stunning setting and must be viewed to fully appreciate the package and views on offer.



Room sizes

Ground Floor

Entrance vestibule: 1.58m x 1.00m (5'02" x 3'03")

Hallway: 1.88m x 1.00m (6'02" x 3'03")

Lounge: 4.51m x 3.59m (14'09" x 11'09").

Sun Room: 4.59m x 2.56m (15'00" x 8'04")

Kitchen: 3.90m x 2.60m (12'09" x 8'06")

Bedroom One: 3.88m x 3.30m (12'08" x 10'09") at max.

Bedroom Two: 3.80m x 2.30m (12'05" x 7'06")

Bathroom: 2.29m x 1.68m (7'06" x 5'06")

Katies Cottage

Ground Floor:

Entrance Porch: 2.25m x 1.41m (7'04" x 4'07")

Hall: 3.38m x 1.05m (11'01" x 3'05")

Lounge: 3.71m x 2.86m (12'02" x 9'04")

Kitchenette: 2.64m x 1.87m (8'07" x 6'01")

Bedroom One: 3.66m x 2.47m (12'00" x 8'01") at max.

Shower Room: 2.52m x 1.37m (8'03" x 4'06")





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Services:

Mains water and electricity. Drainage by way of septic tank.
Solid Fuel Heating.

Council Tax: C

EPC Rating:

Band D

Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

Strictly by appointment through The Isle of Skye Estate

Entry:

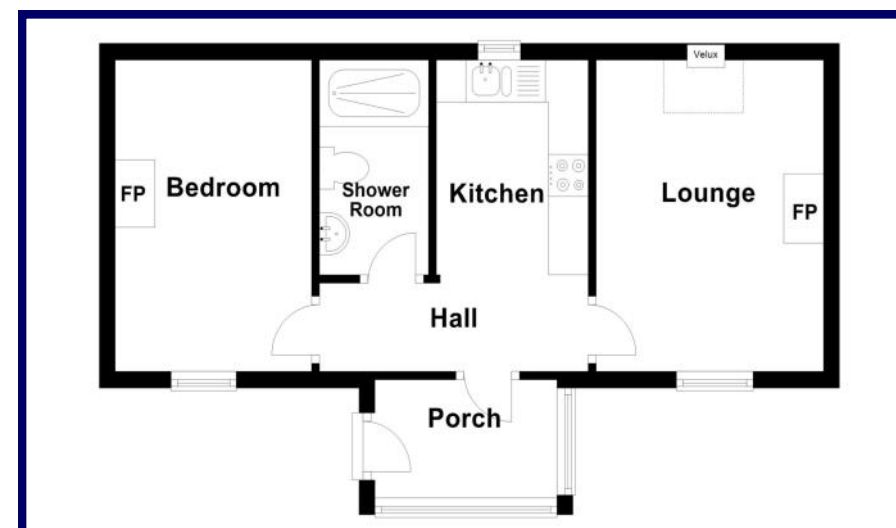
By mutual agreement.

Directions:

From the ferry terminal follow the road away from the terminal and take the first road on your right hand side, go through the gate and follow the track along the shoreline. 8 Clachan is the last two houses at the end of the track.

Location:

The picturesque Island of Raasay has the Scottish mainland to the east and the Isle of Skye to the west and, is very popular with locals and tourists alike due to the many places of historical interest. Views towards the surrounding areas are very dramatic and there are many country and coastal walks available where it would not be unusual to spot wildlife and bird life including golden and sea eagles. The island is accessed by a regular ferry service between Sconser on Skye and to the pier that has recently been completed in order to ease access to and from the island. Local services include the village store and post office, Raasay Hotel & Raasay distillery and the well attended community hall. Portree is some 14 miles north of the Sconser ferry terminal and here you will find excellent shopping facilities offered by a thriving area and services include secondary schooling, with primary schooling available on Raasay.



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Portree Office: Bridge Road

Portree
Isle of Skye
IV51 9ER
IV51 9ER

Kyle Office: Main Street
Kyle of Lochalsh
Ross-Shire
IV54 8RD

It is important that if you retain an interest in the acquisition of this property you arrange for your interest to be formally noted to this Agency, otherwise a sale may be concluded on a closing date set without you having been advised.

Every reasonable care has been taken in the drawing up of these particulars for the guidance of interested parties. They are believed to be correct but no guarantee of their accuracy is given and no error or misdescription herein shall annul any sale or be made the subject of compensation by either side. Neither shall these details be deemed to form any part of any contract by either side. Prospective purchasers are advised to take legal advice on the extent and nature of the subjects they propose to acquire.