

**Galbraith**



**IDRIGILL**

ORBOST, DUNVEGAN







# IDRIGILL

## ORBOST, DUNVEGAN

A detached dwelling in a secluded setting with far reaching sea and mountain views.

Dunvegan 3.5 miles ■ Skye Bridge 46.5 miles

About 0.12 hectares (0.3 acres) in all.

Offers Over £375,000

- Two Reception Rooms. Four Bedrooms
- Light filled open plan living area.
- Enclosed, easily maintained garden.
- Beautiful views to the Cuillin mountain range and beyond.

**Galbraith**

Inverness  
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inverness@galbraithgroup.com

 OnTheMarket





### SITUATION

Orbost is situated in the north-west of the Isle of Skye, approximately 4 miles from the village of Dunvegan which is popular for its beautiful location and association with nearby Dunvegan Castle, the ancestral seat of the Clan MacLeod. Dunvegan has good shops and local facilities including a primary school, while the area has excellent restaurants and hotels including the award winning Three Chimneys. Portree, the main town on the island lies approximately 22 miles distant, 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 Hills mountain range. 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 canoeing, sailing, mountain biking, fishing, hill walking and climbing, with Orbost being the point of departure for walkers wishing to access MacLeod's Tables, being two flat-top hills and MacLeod's Maidens, a set of stacks jutting out into Loch Bharcasaig.

### DESCRIPTION

Idrigill was built in 2006 on a secluded, elevated site and was designed to take full advantage of the far reaching views to the Cuillin Hills and beyond to the Small Isles of Rum and Canna. The property, which was extended in 2016 with the addition of a sun room, is energy efficient benefiting from solar gain and having an air source heat pump for the underfloor heating downstairs and radiators upstairs. The triple aspect sitting room has a wood burning stove and the open plan living area comprising a fitted kitchen, dining space and seating area has an abundance of glazing with Velux windows flooding the space with natural light and enabling elevated views to be enjoyed from the first floor mezzanine landing.

### ACCOMMODATION

**Ground Floor** - Sitting Room. Open Plan Kitchen/Dining Room/Family Room. Inner Hall. WC. Bedroom/Office. Utility Room. Sunroom.

**First Floor** - Mezzanine Landing. Two bedrooms, one with walk-in wardrobe. Bathroom. Principal Bedroom with en-suite Shower Room and walk-in wardrobe.

### GARDEN GROUNDS

The property is approached from the single track public road to a track, over which Idrigill has right of access. This track provides gated access to a gravel parking area to the front and side of the house. The garden which is bounded by wood and wire fencing extends to approximately 0.3 acres in all, is mainly laid to grass while a flowerbed stocked with a variety of shrubs and plants lies adjacent to the front of the house.

### OUTBUILDINGS

Within the garden is a timber shed.

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

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Private	Air Source Heat Pump	Band E	Available*	Available*	Band C	Freehold

\*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>



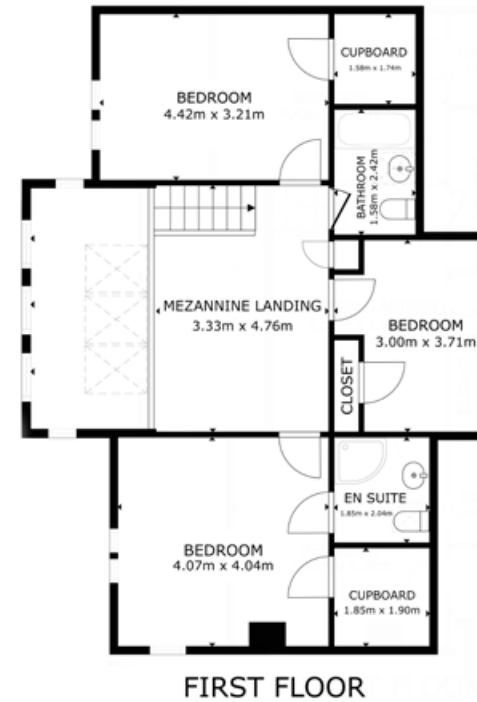








## IRDRIGILL, ORBOST, ISLE OF SKYE IV55 8ZB



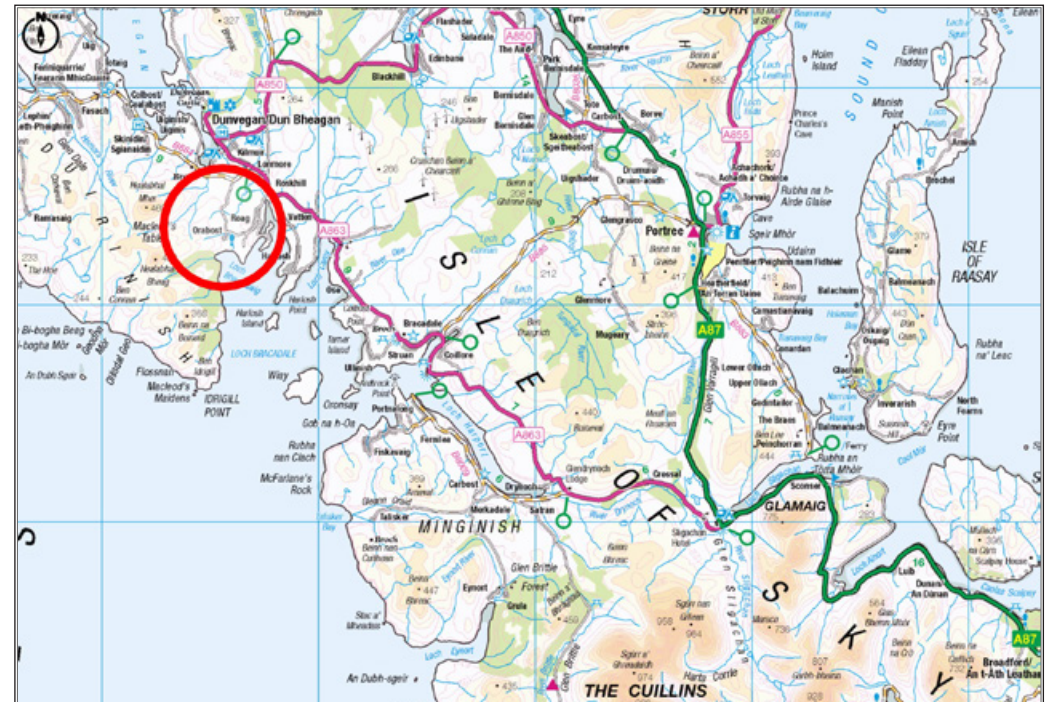
GROSS INTERNAL AREA  
 GROUND FLOOR 111.5 m<sup>2</sup> FLOOR 1 74.1 m<sup>2</sup>  
 TOTAL : 185.6 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



### 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 July 2024









### **DIRECTIONS**

Exact grid location - What3Words - <https://what3words.com/retrieves.budgeted.tripled>

### **MOVEABLES**

All carpets, fitted floor coverings and blinds are included in the sale. Further items may be available by separate negotiation. Please note the pair of carved Kashmiri doors leading from the open plan living area to the sitting room are not included in the sale

### **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**

IV55 8ZB

### **SOLICITORS**

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

### **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.







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