

**ALAVIK LODGE & COTTAGE**

6 TOKAVAIG, TEANGUE.





## ALAVIK LODGE & COTTAGE, 6 TOKAVAIG, TEANGUE.

**A striking detached bungalow with detached annexe enjoying sea and mountain views.**

Broadford 17 miles ■ Skye Bridge 21 miles.

- Two Reception Rooms. Three Bedrooms.
- A two-bedroom timber lodge and adjacent one-bedroom timber cottage.
- Income generating potential.
- Easily managed garden ground.
- Spectacular views over Loch Eishort to the Cuillin Hills.
- On the Sleat peninsula and within easy reach of the mainland.

About 0.11 hectares(0.28 acres)

Offers Over £380,000

# Galbraith

Inverness  
01463 224343  
inverness@galbraithgroup.com

 OnTheMarket



### SITUATION

The Isle of Skye is the best known of the Inner Hebridean islands. Famous for its romantic, historical associations and magnificent landscape dominated by the Cuillin hills, 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. The Sleat peninsula, known as the Garden of Skye, has a mild climate and gentle, lush landscape and is easily accessible both from the Skye bridge and Mallaig to Armadale ferry. The many coastal and forestry trails, small islands and inlets and locally available moorings make it an ideal location for the outdoor enthusiast. Armadale Castle and the Museum of the Isles nearby are popular visitor attractions with beautiful gardens and many walks within the castle grounds. Broadford, about 12 miles away, has a good range of shops and facilities, while Sleat primary school is about two miles away and a wider range of amenities and secondary schooling are available in Portree. Inverness, about 2 hours' drive away, has all the facilities of a modern city including its airport with regular flights to the south and Europe.

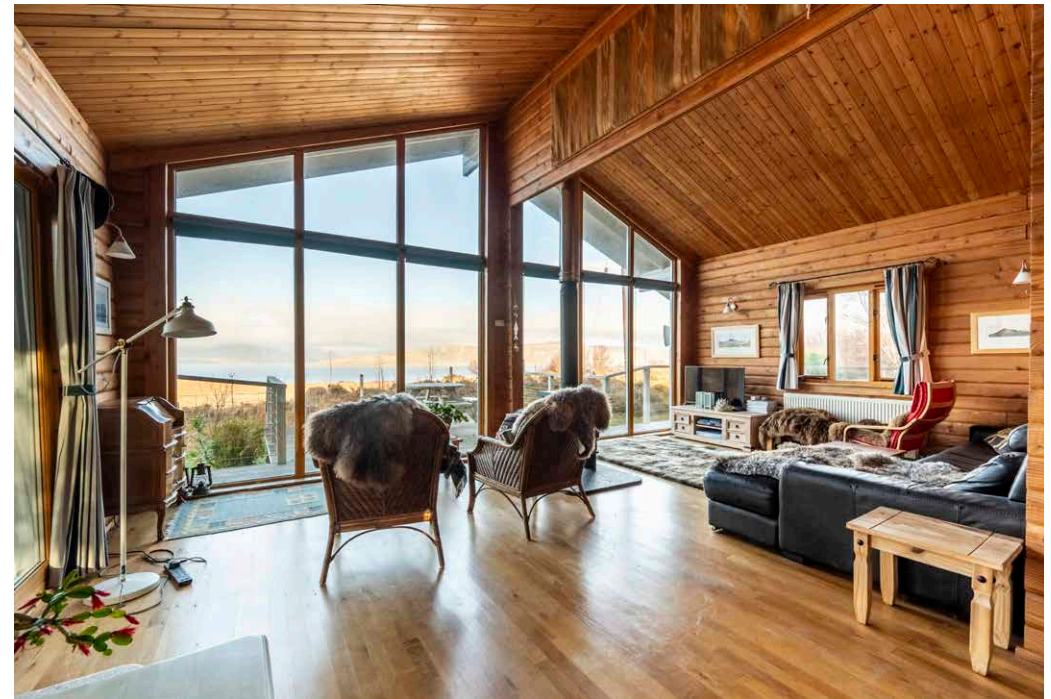
### DESCRIPTION

Built in 1999, Alavik Lodge is a charming timber framed, timber clad lodge in a spectacular setting on the edge of the scattered township of Tokavaig, surrounded by an area of woodland designated as a Site of Special Scientific Interest (SSSI). The lodge has been designed to take full advantage of the views over the neighbouring countryside to Loch Eishort and the Cuillin Mountain range with the open plan sitting room / dining room with wood burning stove having a glazed gable, framing the landscape, and flooding the space with natural light. The one-bedroom cottage, built in 2005 and of similar construction to the lodge, provides ancillary accommodation to the principal property and holds potential to generate an income (subject to license).

### ACCOMMODATION

**Alavik Lodge** - Entrance Vestibule. Kitchen. Open plan Sitting/Dining Room. Bedroom with en-suite Shower Room. Bedroom. Bathroom.

**Alavik Cottage** - Entrance Vestibule. Open plan Sitting Room/Kitchen. Bedroom with en-suite Shower Room.



### GARDEN GROUNDS

The grounds at Alavik Lodge and Cottage are mainly laid to grass, sheltered by mature trees and shrubs and bounded by post and wire fencing. There is gated access from the public road to a gravel parking area at the rear of the properties. At the front of the lodge is a generous decked terrace and a decked walkway links the Lodge and Cottage.

### OUTBUILDINGS

A timber shed is sited within the curtilage.

### ADDITIONAL INFORMATION

The wall construction of the property is one which may be restricted by some lenders. Prior to submission of an offer, checks should be made with your preferred lender that the form of construction is acceptable for their lending purposes.

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

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Private -Bore hole	Private -Septic Tank	Oil fired	Band E	Available*	Available*	Band E	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>

### DIRECTIONS

Exact grid location - What3Words - <https://what3words.com/swordfish.feel.scarf>

### MOVEABLES

All fitted carpet 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 8QL

### SOLICITORS

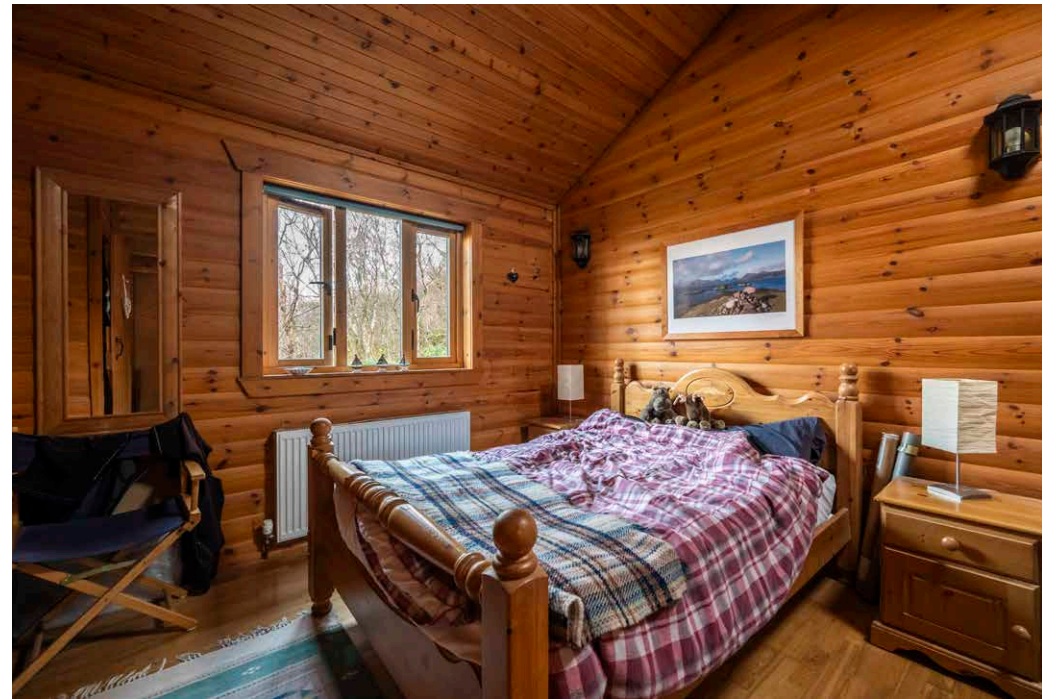
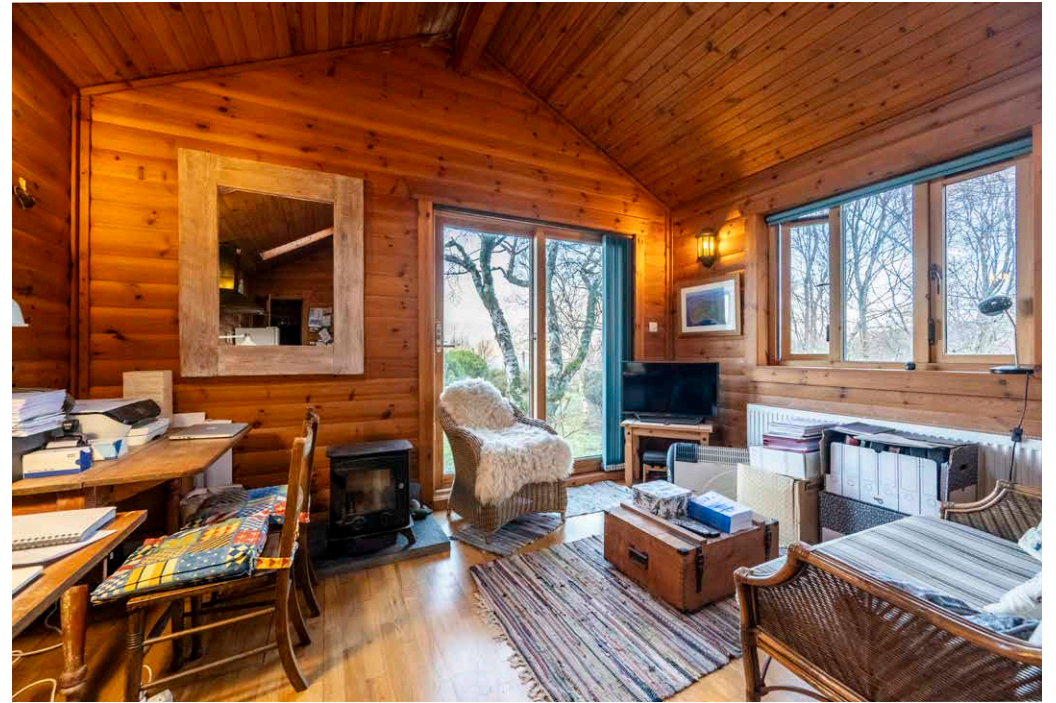
Thorntons Law  
Kintail House  
Beechwood Park  
Inverness  
Highland  
IV2 3BW

### 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.







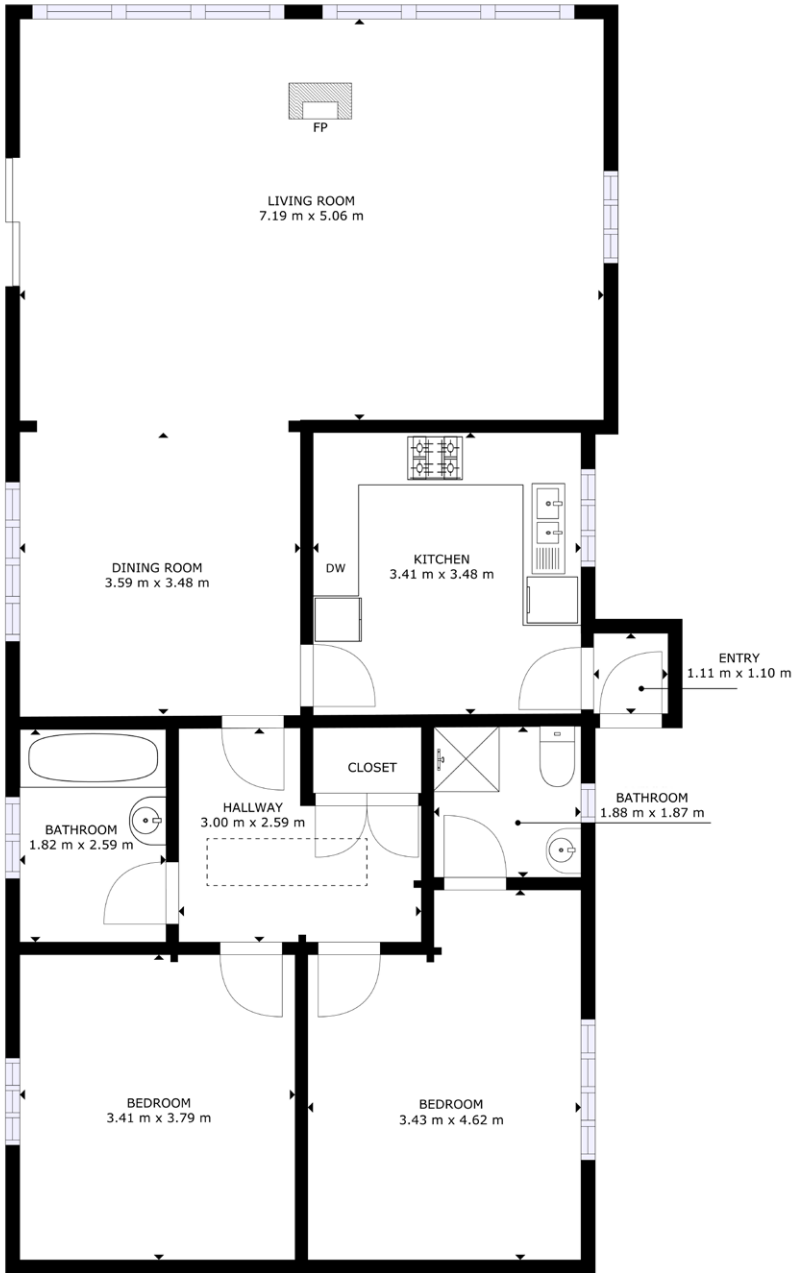
## IMPORTANT NOTES

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 November 2024.





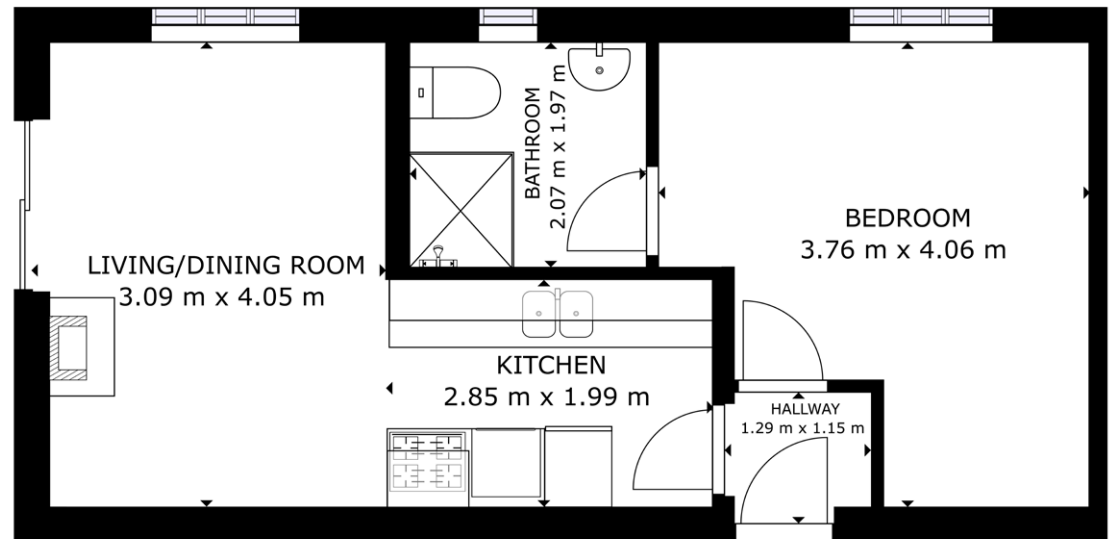
# ALAVIK LODGE



FLOOR PLAN

GROSS INTERNAL AREA  
 FLOOR PLAN: 109 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# ALAVIK COTTAGE



GROSS INTERNAL AREA  
 FLOOR 1: 40.12 m<sup>2</sup>  
 TOTAL: 40.12 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





**Galbraith**



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