



Outend, Isle Of Scalpay, HS4 3YG

Offers Over £90,000

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Hamish
PROPERTY PROFESSIONALS



- One bedroom remote cottage
- Stunning scenic views
- Off-street parking
- Open fireplace in the lounge
- Electric storage heating
- Double glazing
- Ideal holiday home
- Viewing by appointment only
- Early entry available
- Home report available on request

**When you list with Hamish there are no upfront fees.
We can even pay for your Home Report!**

Offers: Offers should be submitted to Hamish, Kintail House, Beechwood Park Inverness IV2 3BW and emailed to askhamish@hamish-homes.co.uk



Located in the Outer Hebrides, this charming bungalow is on a peninsula overlooking the Isle of Skye, about one mile from Scalpay Bridge and Eilean Glas Lighthouse. Accessible via Scalpay bridge from Harris, 1 Outend offers all the benefits of the seclusion of island life. However, with the ferry between Harris and the mainland running daily, it is still within easy reach of the north of Scotland's significant networks and tourism routes.

Constructed in 1980, the bungalow has its principal rooms facing to the West. Surrounded by mainly gravel and including a driveway and a small area of front garden, the property is in a small settlement on the main thoroughway of the island, offering the benefits of greater accessibility even in less than perfect weather. With a 51 m² interior area and generous height ceilings, the property makes excellent use of the space. It is well laid out to ensure ease of manageability while retaining the traditional look of homes typically found in many Hebridean communities.

Entering via the surprisingly large tiled vestibule, the living room has a cosy cottage ambience, enhanced by an open fireplace and cast iron hearth set in an attractive mantelpiece that suits the neutral colour scheme nicely. The L-shaped kitchen white cabinets offering plenty of drawer and cupboard space. Painted cream and with partially tiled walls, the kitchen is bright and well-provided with natural light. The generous layout allows for a dining table along with ample work surface and space for appliances.

The bedroom is wallpapered and has a generous amount of space and plenty of room for a large bed and furnishings. Tiled in white and featuring a striking wallpapered feature wall, the large bathroom overlooks the rear of the house and offers a very generous room with a bath, WC, wash hand basin and vanity.

There is a small area of garden ground surrounding the property, and a hill slopes to the rear, offering protection from the elements. The Little Minch is visible to the East and the ferry route from Uig to Tarbert passes about 200 m from the front of the property. This part of the Hebrides is an attractive and peaceful part of the tourism route. Being situated just 200 metres from the bridge to Harris and the same distance from the world-famous Isle of Scalpay Lighthouse, 1 Outend is in a prime position to enjoy as a permanent home or retreat or to offer as an attractive holiday let. Some decorative upgrading will elevate the bungalow to a fabulous contemporary space. With such overall good condition and in a location that is envied around the world, this lovely property has considerable potential for many uses and early enquiries are recommended.

ABOUT THE OUTER HEBRIDES

Iconic, stunningly beautiful, magical and picture postcard perfect, the Outer Hebrides are really the envy of the world. Renowned for the colours of beaches and water usually only found in paintboxes, the area is famous for attracting visiting artists and those looking to enjoy the peace and quiet natural landscape a little off the beaten track.

Despite the feeling of being part of another world, the islands around the Hebrides are easily accessible. They can be reached by sea and road, with the journeys taking only a few hours from the centre of Inverness to the Isle of Lewis. While remote, the Outer Hebrides still enjoy many modern comforts, including supermarkets and a community hospital, both of which can be found on Lewis. There are also several schools throughout the islands and sports and recreation facilities are plentiful, including leisure centres, swimming pools and a mobile library.

At over 3,000 km², this is a vast geographic area but given its unique location and the perception of being somewhere far from the rest of the world, it has a strong community and some surprisingly large settlements, including the second-largest town in Scotland. The Outer Hebrides is a fabulous home or place of retreat for anyone who enjoys rich and fascinating marine and natural history, exquisite beaches, and the idea of living in a spectacular, dramatic part of Scotland.

GENERAL INFORMATION:

Services: Mains Water, septic tank drainage and electric.

Council Tax Band: E

Council Tax Band: A

EPC Rating: E (39)

Entry Date: Early entry available.

Home Report: Available on request.

Viewings: By appointment only.

INCLUDED IN THE SALE:

All floor coverings curtains and blinds and all kitchen appliances

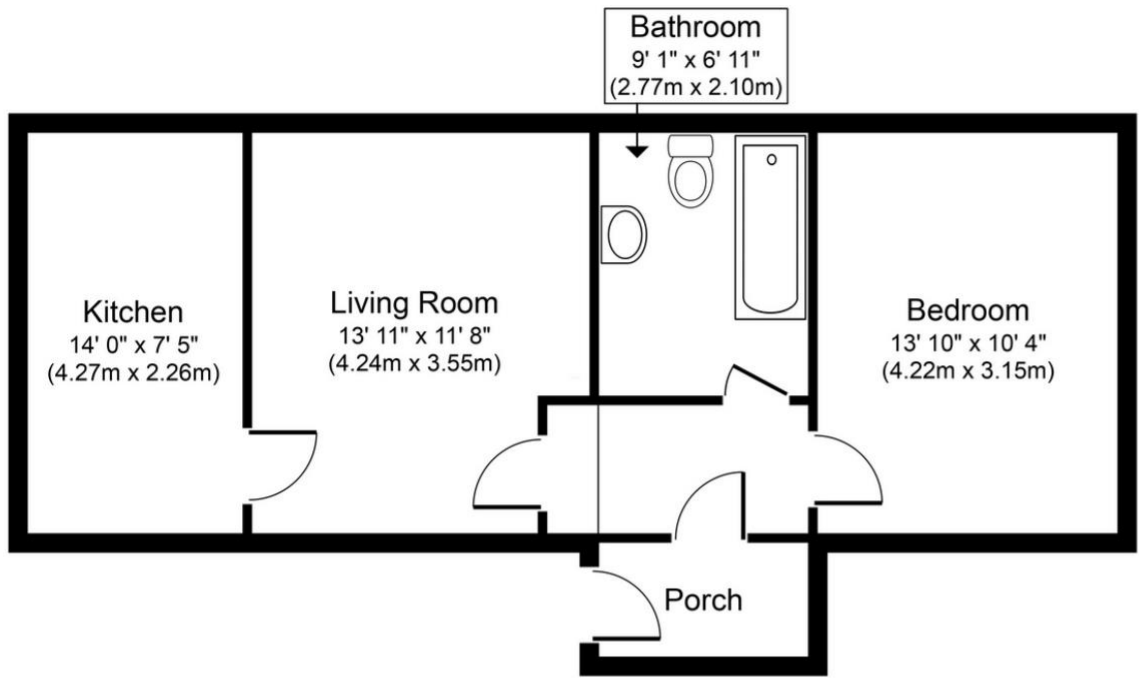




I 1

J 1





Approximate Floor Area
552 sq. ft.
(51.2 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		109
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	29	
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



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