



DEREK MACKENZIE
SOLICITOR & ESTATE AGENTS

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HOUSE FOR SALE

Capercaillie Cottage, Outend, Isle of Scalpay, HS4 3YG

An excellent opportunity has arisen to purchase this charming, cosy, three bedroom Cottage located in the quiet, picturesque village of Outend, Scalpay

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Capercaillie Cottage offers excellent potential for peaceful family living. Accommodation comprises entrance hallway, kitchen, lounge, bathroom, shower room two double bedrooms and single bedroom.

Heating in the property is by way of oil and windows are uPVC throughout. New fuel tank installed and new Oil Boiler. Home report refreshed October 2025.

Externally to the front of the property there is off street parking available and well maintained garden ground with an array of shrubs and plants and to the side of the property there is a patio area enjoying beautiful views over the Sea Loch, perfect for outdoor entertainment.

White goods within the kitchen are included in the asking price.

The property is in close proximity to Scalpay Lighthouse, perfect for leisurely, scenic coastal walks. There is a local restaurant nearby and a regular bus service into the main town of Tarbert, Isle of Harris, which is approximately 7 miles away with all amenities and services including shops, restaurants, healthcare, education, sports facilities and transport links.

Entrance Hallway - 7.27m x 1.44m



Lounge - 4.49m x 3.87m



Kitchen - 3.09m x 3.97m



Bedroom 1 - 3.33m x 4.50m



Bedroom 2 - 2.83m x 3.73m



Bedroom 3 - 2.80m x 1.92m



Bathroom -
2.63m x 1.39m



Shower Room - 2.44m x 1.47m



External - Rear



External - Front



Floor Plan



The foregoing particulars of sale are to be used as a guide only. No details are guaranteed and all measurements are approximate and are intended for general guidance only. We have not tested any services, equipment or appliances in the property and we advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT

Director: Derek Mackenzie

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