



Struan Cottage, Kyleakin

Offers Over £190,000



Struan Cottage

Kyleakin, Isle Of Skye

Charming 2-bed (2-bath) harbourside cottage in Kyleakin with spacious garage, terraced garden, water views, and easy access to Skye Bridge, local amenities, and schools. Ideal for families.

- Council Tax band: TBD
- Tenure: Freehold
- EPC Energy Efficiency Rating: E
- EPC Environmental Impact Rating: B

KEY FEATURES:

- Charming, detached 1½-storey cottage with enclosed garden
- Sought-after harbourside position
- Generous, private terraced garden overlooking the water
- Attached garage, vehicular access door to front elevation
- Built around 1900 and extends to approximately 78m²



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GENERAL DESCRIPTION:

Struan Cottage is a charming, detached 1½-storey cottage occupying a sought-after harbourside position on the tidal inlet of South Obbe in the picturesque village of Kyleakin. Enjoying beautiful views over Kyleakin Harbour, the two-bedroom property also benefits from a spacious attached garage and a generous, private terraced garden overlooking the water. Conveniently located just one mile from the Skye Bridge, the property offers easy access to both Skye and the mainland, with local amenities nearby in Kyle of Lochalsh and bus services across the highlands within walking distance of the property. Struan Cottage is ideal for families of all ages, with a primary school in Kyleakin and a daily school bus to the High School in Plockton.

Call or email RE/MAX Skye today to arrange your viewing appointment.

PROPERTY COMPRISES:

Ground Floor: Entrance hallway, Lounge, Sitting/Dining Room, Kitchen, Shower Room

Upper Floor: Landing, Two Bedrooms, Bathroom

EXTERNAL:

Garage

Garden grounds

DETAILS:

HOME REPORT: Available from RE/MAX Skye

SERVICES: Mains electricity, mains water, mains drainage.



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LOCATION:

Kyleakin is a friendly coastal fishing village in the south of the island and overlooks the stretch of water that separates Skye from the mainland. Boasting a strong community spirit, the village benefits from a modern and well-used village hall with many clubs & uses & activities planned throughout the year. The locality also offers great outdoor pursuits such as cycling, walking, fishing, hill-walking, yachting, and kayaking. Local amenities include hotels, restaurants, and bars, 2 churches, coffee shops and taxi services, with a more comprehensive range of amenities found in Kyle of Lochalsh, such as shops, hardware store, supermarket, butchers, petrol station, opticians, dentist, surgery & medial centre, leisure pool & gym, hotels, restaurants, bars, and railway station. A hospital is located nearby in Broadford. The village also benefits from active public transport with a local bus service making frequent trips to Kyle of Lochalsh less than two miles away on the mainland where a more comprehensive range of amenities can be found and bus and train links to the South, and Citylink buses with direct connections to Inverness, Glasgow & Portree.

ACCOMMODATION:

Struan Cottage was built around 1900 and extends to approximately 78m². The property benefits from double glazed uPVC windows and timber frame double glazed Velux windows. Heating in the property is by way of Rointe Kyros high efficiency radiators, supplemented by an open fire in the sitting/dining room and multi-fuel stove in the lounge. The property further benefits from an attached garage extending to approximately 30m². An interlinked smoke, heat and CO₂ alarm system has been installed.



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GROUND FLOOR:

ENTRANCE HALLWAY:

8' 8" x 15' 6" (2.63m x 4.73m)

(Dimensions at widest points, 1.75 without doorway entrance) Exterior timber door with vision panel, sash-style windows to front elevation with water and mountain views, ceiling hanging lights, understairs cupboard, Rointe Kyros smart electric radiator, fitted carpet, access to lounge, sitting/dining room, shower room, stairs to upper floor.

LOUNGE:

12' 7" x 12' 2" (3.84m x 3.72m)

Timber door, deep-sill sash-style window to front elevation with water and mountain views, ceiling hanging light, wall lights, multifuel stove set in traditional stone fireplace on slate hearth, wall-mounted cabinet, Rointe Kyros smart electric radiator, fitted carpet.



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GROUND FLOOR (CONTINUING):

SITTING/DINING ROOM:

12' 5" x 9' 10" (3.79m x 2.99m)

Timber door, deep-sill sash-style window to front elevation with water and mountain views, ceiling hanging light, wall lights, open fire set in tiled fireplace on tiled hearth, Rointe Kyros smart electric radiator, fitted carpet, access to kitchen.



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GROUND FLOOR (CONTINUING):

KITCHEN:

7' 11" x 10' 7" (2.42m x 3.23m)

Two steps rise, panel glazed timber door, deep-sill windows to rear elevation with garden view, half glazed exterior door to side elevation, tube light, range of base and wall units, laminate worktop, stainless steel sink with drainer, freestanding cooker with ceramic hob and double oven under, space for tall fridge freezer, built-in cupboard, Rointe Kyros smart electric radiator, vinyl flooring, access to garden.

SHOWER ROOM:

4' 6" x 5' 7" (1.38m x 1.70m)

Timber door, deep sill frosted window to rear elevation, flush mount ceiling light, glazed shower enclosure with glazed doors, Mira electric shower over, WC, wall-mounted wash handbasin, tiled shelf in windowsill, ladder radiator, underfloor heating, tiled flooring. Completely renovated in 2024.



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UPPER FLOOR:

STAIRS AND LANDING:

7' 1" x 8' 3" (2.15m x 2.52m)

Carpeted stairs rise to upper floor landing, Velux window to front elevation, ceiling hanging light, ample space for seating area, Rointe Kyros smart electric radiator, fitted carpet, access to two bedrooms, bathroom, roof space.

BEDROOM 1:

12' 9" x 9' 7" (3.89m x 2.93m)

(Dimensions under coombs) Timber door, deep-sill sash-style window to front elevation with water and mountain views, ceiling hanging light, Rointe Kyros smart electric radiator, fitted carpet.

BEDROOM 2:

13' 3" x 10' 0" (4.05m x 3.06m)

(Dimensions under coombs) Timber door, deep-sill sash-style window to front elevation with water and mountain views, ceiling hanging light, Rointe Kyros smart electric radiator, fitted carpet.



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GROUND FLOOR (CONTINUING):

BATHROOM:

4' 11" x 8' 2" (1.49m x 2.50m)

Timber door, Velux window to rear elevation, flush mount ceiling light, built-in bath with handheld shower on wall, WC, pedestal wash handbasin, wall-mounted mirror cabinet over, extractor fan, ladder radiator, vinyl flooring. Renovated in 2024.



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EXTERNAL:

GARAGE:

17' 8" x 21' 5" (5.38m x 6.54m)

(Dimensions at widest points) Vehicular access door to front elevation, pedestrian door to rear elevation with steps rising to garden, windows to front and rear elevation, ceiling lights, space and plumbing for sink unit, washing machine & tumble dryer, and fridge freezer, storage units, concrete base. Approximately 30m².



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GENERAL:

EXTRAS:

Included in the sale are all fitted floor coverings and integrated appliances.

WHAT3WORDS:

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VIEWING:

Viewing this property is essential. Viewing can be arranged by calling RE/MAX Skye on 01471 822900 or by e-mailing skye@remax-scotland.homes.

INTEREST:

It is important that your solicitor notifies this office of interest, otherwise the property may be sold without your knowledge.

OFFERS:

Should be submitted in proper legal Scottish form to RE/MAX Skye Estate Agents, A87, Kyleakin, Isle of Skye, IV41 8PQ.

ENTRY:

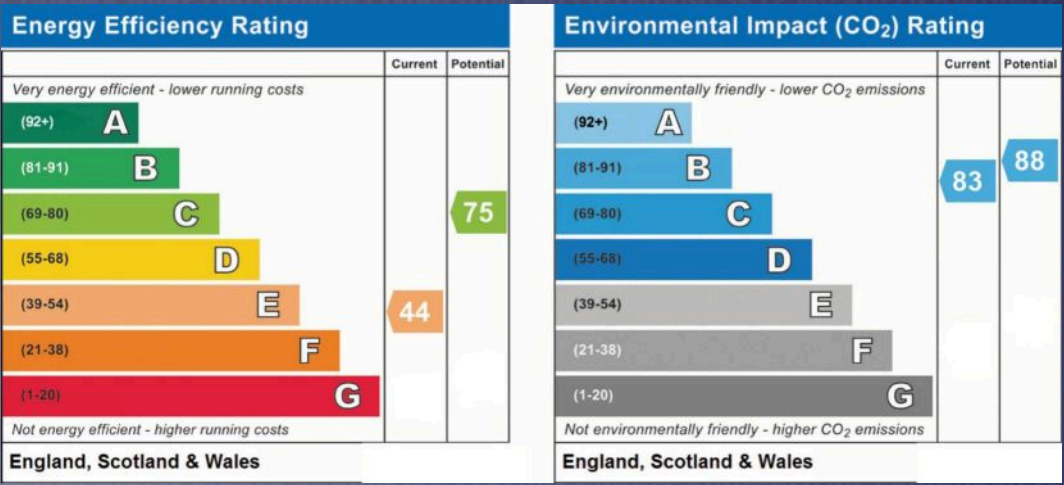
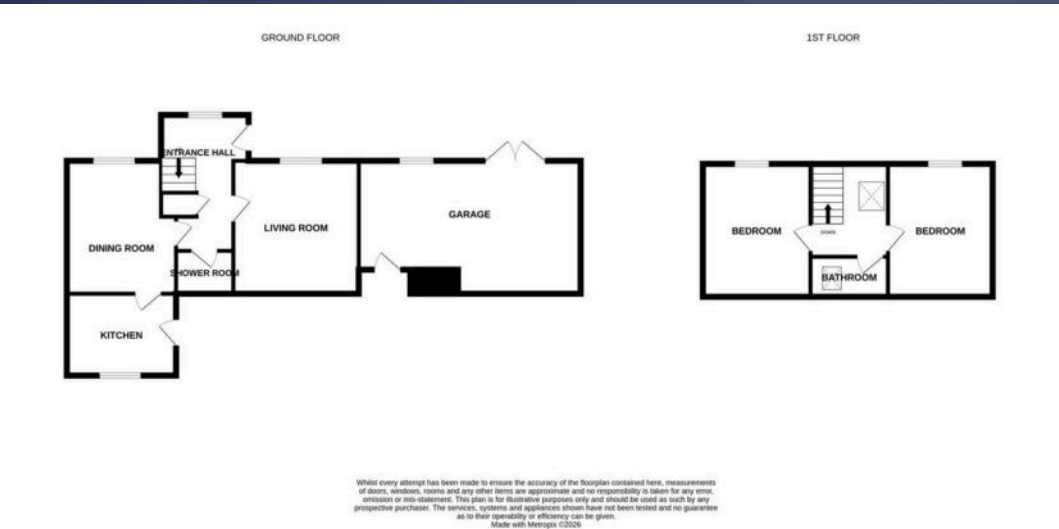
At a date to be mutually agreed.

DISCLAIMER:

These particulars are prepared based on information provided by our clients. We have not tested the electrical system or any electrical appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Prospective purchasers should make their own enquiries – no warranty is given or implied. This schedule is not intended to and does not form any contract.



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