



THE CABIN

Isleoronsay, Isle of Skye



A STUNNING THREE BEDROOM WATERFRONT, ECO HOUSE ON THE ISLE OF SKYE OVERLOOKING THE NATURAL ANCHORAGE OF ISLE OF ORONSAY TO LOCH HOURN, KNOYDART AND KINTAIL ON THE MAINLAND BEYOND

Summary of accommodation

Entrance hall | Utility room | Sitting room with wood burning stove (sliding door onto patio) | Dining kitchen with sitting area
Principal bedroom with en suite shower room | Double bedroom (sliding doors onto patio) | Study/bedroom three | Family bathroom

Wrap-around patio area used for outdoor dining and taking in the panoramic views

Front garden including formal lawns and planted borders | Picnic area with hand-built designer table and benches | Direct access to the shoreline

Private driveway leading to a gravelled parking area

Exceptional, uninterrupted coastal views

Local amenities, including a hotel and a restaurant within walking distance

About 0.47 Acres

Distances: Armadale 7.5 miles, Broadford 8.5 miles, Kyle of Lochalsh 14 miles, Inverness Airport 100 miles
(All distances are approximate)

SITUATION

The Cabin is located on the Sleat Peninsula - often referred to as the “Garden of Skye” - on the southern shores of the island. The property has exceptional views overlooking the natural anchorage of the Isle of Ornsay to Loch Hourn, Knoydart and Kintail on the mainland beyond. This area is characterised by wooded coastline, fertile farmland, and breathtaking sea and mountain views.

The Cabin is location in Duisdalemore, near the village of Camus Cross. Local amenities are available in the village of Armadale (7.5 miles), which offers a shop and a post office. More extensive services can be found in Broadford (8.5 miles), including a supermarket, several shops, a doctor’s surgery, a hospital, hotels, restaurants, and a primary school.

An Crùbh (approximately 1 mile away) is a popular community-run café, shop, and Post Office. Portree, the island’s capital, lies 34 miles away and provides a wider range of services. The mainland town of Kyle of Lochalsh - known as the gateway to Skye - is just a 20-minute drive.



Primary education is available locally at Sleat or Broadford, with secondary schooling in Portree. The A87 provides access across the island, while the Skye Bridge connects to the mainland. Bus services operate from Portree to Glasgow and Inverness, and the nearest railway station is at Kyle of Lochalsh, with direct links to Inverness. Inverness Airport (approximately 106 miles away) offers regular domestic and international flights.

Ferry services run from Mallaig to Armadale in the south, and from Uig to the Outer Hebrides in the north.

Skye offers exceptional outdoor and sporting opportunities year-round, including sailing, watersports, walking, mountaineering, stalking, shooting, and fishing - truly spoilt for choice.

Whether it’s gentle hill walking, challenging mountaineering, woodland trails, or coastal rambles, the island caters to all levels. The Cuillin range features 12 Munros among its 24 peaks, while the Trotternish Ridge offers a more accessible yet equally dramatic alternative.

The Cabin is ideally situated for a range of excellent dining options. The Eilean Iarmain Hotel and the award-winning Duisdale House Hotel are both within easy walking distance. A short 5-minute drive brings you to the world-renowned Kinloch Lodge (operated by Claire Macdonald), while Toravaig House Hotel, with its highly regarded restaurant, is located in the opposite direction. Slightly further afield is the equally celebrated Three Chimneys Restaurant.

Southern Skye is designated as one of the darkest locations in Europe, one where the Milky Way is visible to the naked eye, making it perfect for stargazers.

Skye is one of the most sought-after tourist destinations in the UK, with up to 650,000 visitors per annum.



THE CABIN

The Cabin is accessed directly from the A851 via a private tarmac driveway, which leads to a gravelled parking area to the rear of the property, complete with outdoor lighting. Steps and a walkway wrap around the rear and side of the building, while the front elevation enjoys truly spectacular, uninterrupted views.

From breathtaking sunrises over the mountains of Kintail and Knoydart to ever-changing vistas throughout the day, the outlook encompasses sea loch, woodland and rolling hills. The property is completely screened from the road, and its thoughtful design - featuring a grass-covered roof and natural materials - blends seamlessly into the surrounding landscape.

The current owners acquired the plot and completed construction in 2012. Built with sustainability and quality at its core, the property combines a turf-clad roof with timber cladding to the front elevation, creating a striking yet sympathetic architectural form that fully embraces its setting.

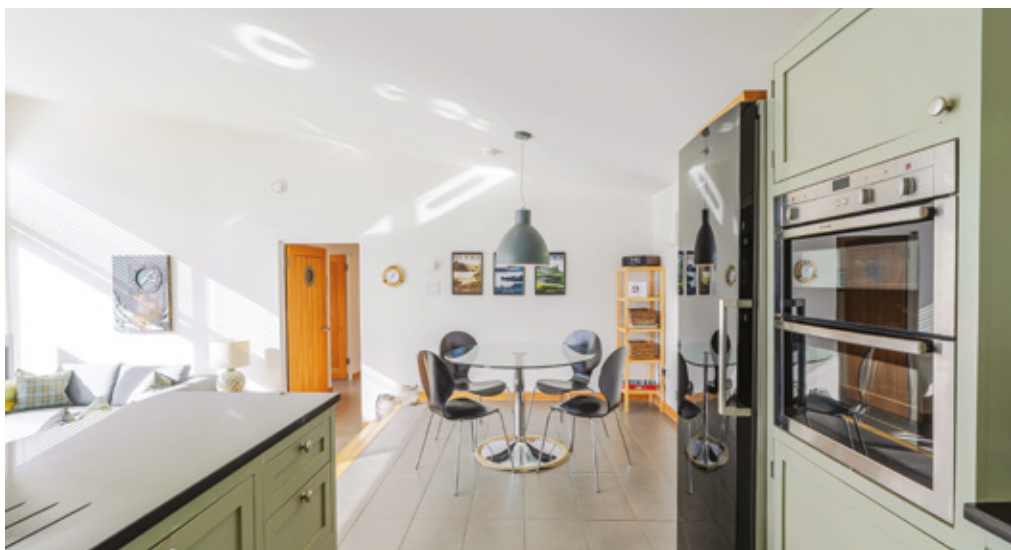
The property benefits from a ground source heat pump providing underfloor heating throughout. The well-designed accommodation is centred around an open-plan sitting room, featuring a contemporary cylindrical wood-burning stove, dual-aspect glazing, and sliding doors opening onto the patio, which perfectly frame the stunning outlook.

The sitting area flows through to a dining kitchen at the rear, fitted with integrated appliances and complemented by a dedicated dining space.

The principal bedroom is located to the rear and includes fitted wardrobes and an en suite shower room. A generous second bedroom is positioned to the front, also with fitted wardrobes and sliding doors that open directly onto the patio. In addition, there is a family bathroom, a study - suitable for use as a third bedroom if required - and a utility room.

The full layout of the accommodation is shown on the accompanying floor plan.



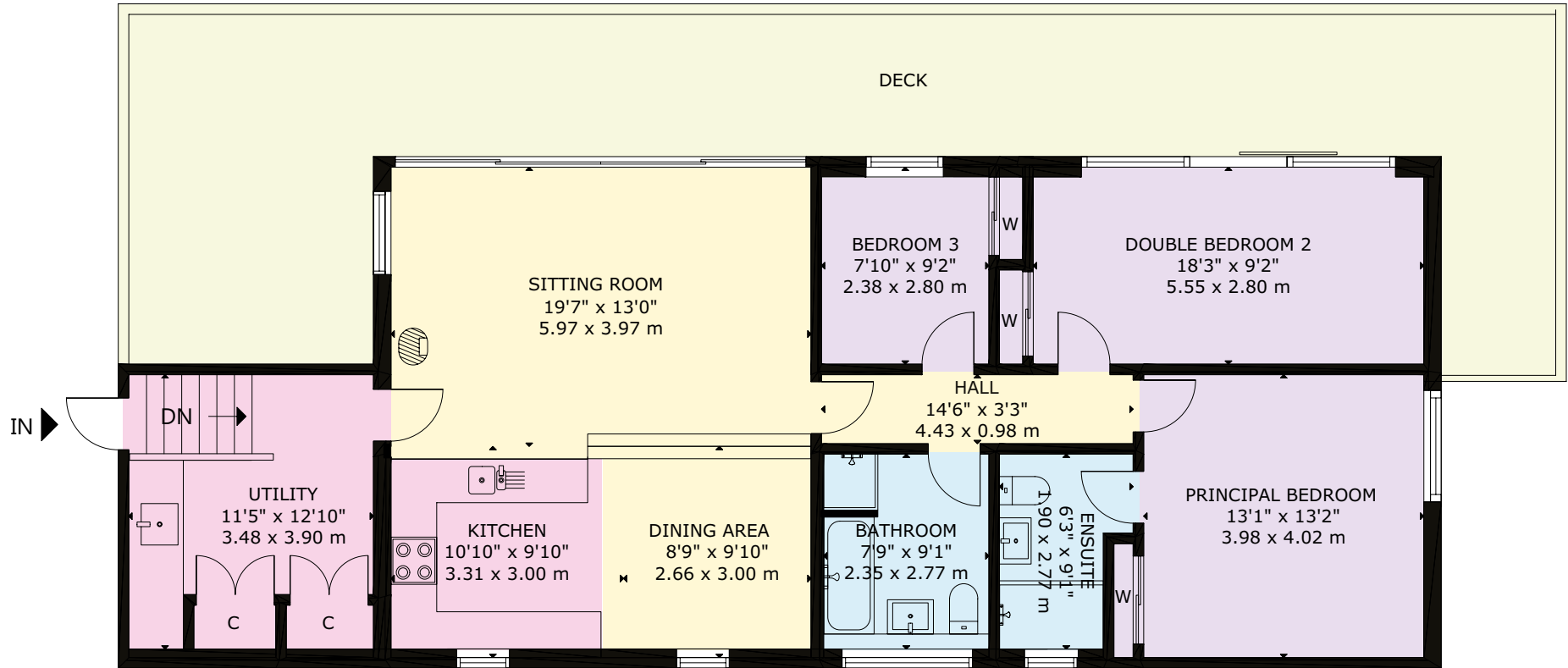




The Cabin, Isleofornsay, Isle of Skye, IV43 8QX



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor

Approximate Gross Internal Area
1,263 sq ft / 117 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.





HOLIDAY LET

The Cabin has been used as a second home and a successful holiday let. It is let for £2,220 - £2,950 per week through its own website (www.thecabin-skye.co.uk).

GARDENS AND GROUNDS

There is a lovely decking area/patio to the front of the property, and steps lead down from here to the main garden. At the bottom of the garden, there is a picnic area with a hand-built designer table and benches. The garden includes a main lawn with planted borders and some mature specimen trees. There is direct access from the garden to the shore.



GENERAL INFORMATION

Directions: After crossing the Skye Bridge turn right at the roundabout onto the A87 signposted for Broadford. About a mile short of the town, take the turning left onto the A851 signposted to Armadale and the Mallaig ferry. Carry on this road for approximately four miles. Shortly after passing Kinloch Lodge, the road will dip down into the wooded south shore of the island and half a mile later you will pass the Duisdale House Hotel on your right. The road then turns left, then right, before a long straight section climbs gently past a sign for Duisdalemore. The entrance to The Cabin is at the top of that rise on the left side just as the road turns right and starts downhill again.

What3words: ///wealth.cement.hairstyle

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Residential Schedule

Property	Occupancy	Services	Rates	EPC Rating
The Cabin	Holiday Let	Mains electricity, ground source heat pump (underfloor) central heating, private (filtered) water supply and private drainage	£.....	...

Entry: Entry is available by arrangement with the seller.

Moveables: Fixtures and fittings are included in the sale. The majority of the furniture is available to purchase by separate negotiation.

Rights of Access and Title Conditions : The property is sold with the benefit of and subject to all existing rights and burdens contained within the Title Deeds.

Viewing: Strictly by appointment with the Selling Agents Knight Frank in Edinburgh (tel: 0131 222 9600).



Local Authority: The Highland Council, Glenurquhart Road, Inverness, IV3 5NX, Tel: 01349 886606

Offers: Offers should be submitted in Scottish legal form to the selling agents. Prospective purchasers are advised to register their interest in writing with the selling agents following inspection.

Overseas Purchaser(s): Any offer(s) by a purchaser who is resident outwith the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.

Closing date: A closing date for offers may be fixed and prospective purchasers are urged to note their interest formally to the selling agents. The seller reserves the right to conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer for any part of the subjects of sale.

Anti-Money Laundering: All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

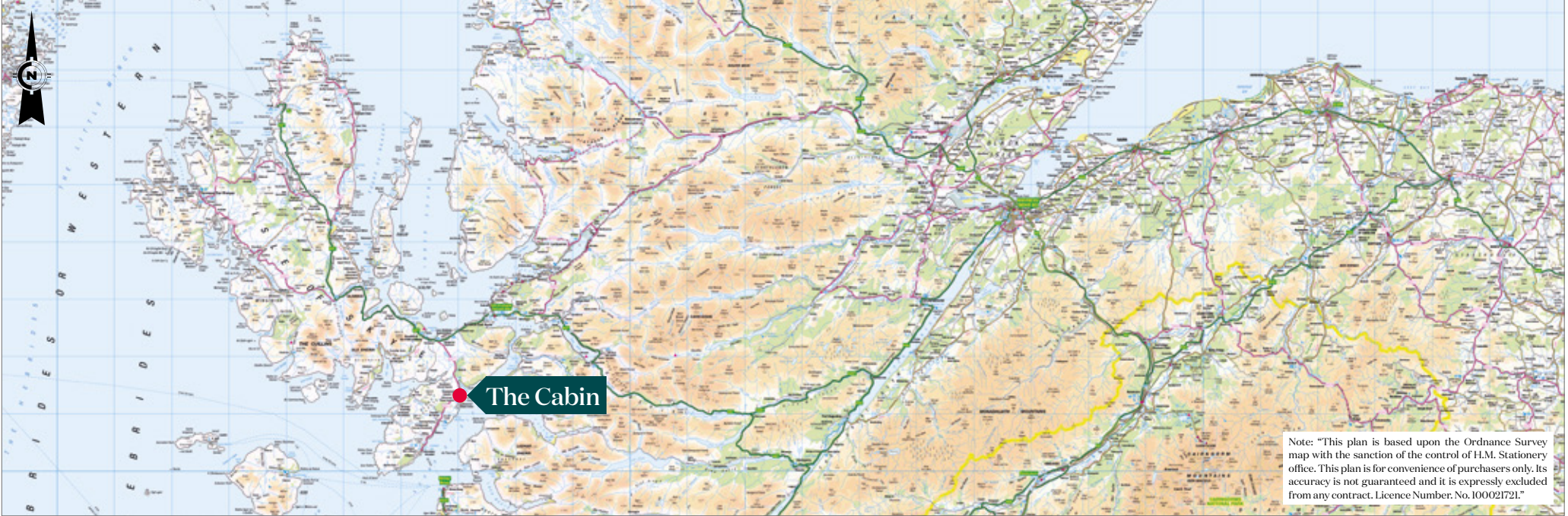
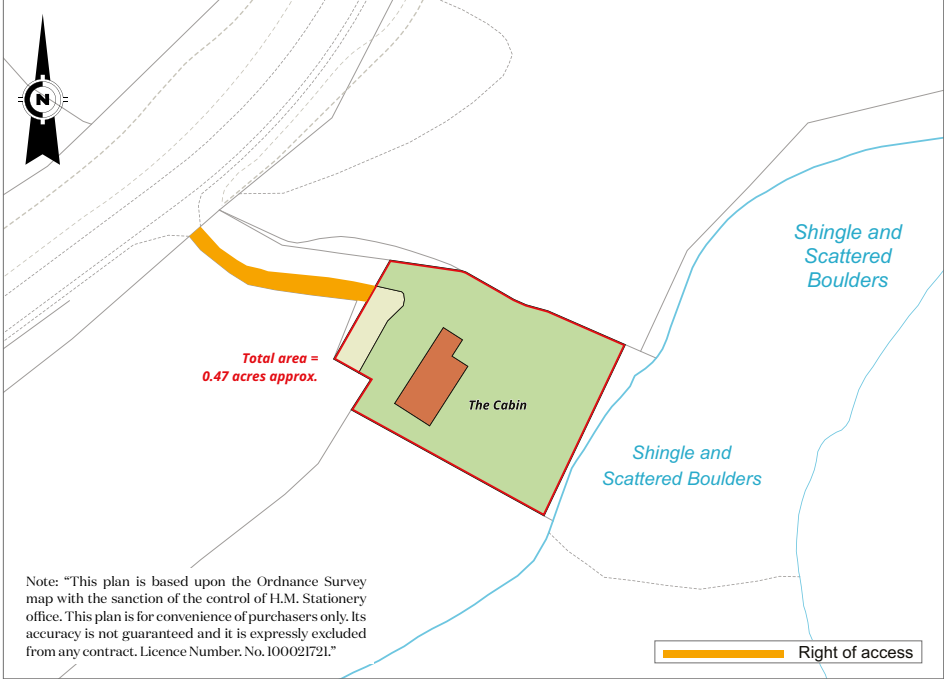
Conditions of Sale

1. Title

The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.

2. Deposit

On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.



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Your partners in property

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