



Pipers Lodge & House Site, Borreraig, Dunvegan

Offers Over £290,000



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Pipers Lodge & House Site, Borreraig

Dunvegan, Isle Of Skye

Pipers Lodge is a one bedroom lodge with conservatory, set on 0.75 acres with a serviced house site, enjoying Loch Dunvegan views in Borreraig, Skye. Ideal for building your dream home.

- Council Tax band: A
- Tenure: Freehold
- EPC Energy Efficiency Rating: C
- EPC Environmental Impact Rating: C

KEY FEATURES:

- Unique opportunity to purchase a serviced house site and lodge
- Immaculately presented one bedroom lodge with open plan living & conservatory
- Views over Loch Dunvegan and the outer Isles
- Generous grounds of approximately .75 acres
- Only a 10 minute walk from Borreraig Beach



GENERAL DESCRIPTION:

Pipers Lodge & serviced house site offers the unique opportunity to purchase a one bedroom, single storey lodge with a recently constructed conservatory and large fully serviced house site located in the small crofting community of Borreraig in the scenic Duirinish Peninsula, North-West Skye, and only a 10 minute walk from Borreraig Beach. This package offers the perfect opportunity to purchase an immaculately presented one bedroom lodge and house site on which to build your dream home both set within generous garden grounds of approximately .75 acres and enjoying views over Loch Dunvegan and the outer Isles. This package should be seen to fully appreciate the delightful location and options on offer.

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

PROPERTY COMPRISES:

PIPERS LODGE:

Open Plan Living/Dining/Kitchen, Conservatory, Bedroom, Bathroom

HOUSE SITE

EXTERNAL:

Two Timber Sheds

Garden Grounds

DETAILS:

HOME REPORT: Contact the RE/MAX Skye office.

SERVICES: Mains electricity, mains water, drainage to septic tank (separate services have been installed for The Lodge and original bungalow, there are two septic tanks in place.



LOCATION:

The small crofting township of Borreraig consists of a scattering of houses in the northwest of Skye, just a short distance from the village of Glendale where you can find local amenities such as a local shop, Post Office cafe/restaurant and community hall. This is an area rich in sights and places of interest, close to Neist Point Lighthouse, Dunvegan Castle, Borreraig Park Piping Museum and MacCrimmons Cairn. Also close by are the breathtaking coral beaches and McLeod's Tables Mountains. Local walks take you to quiet bays, waterfalls, river pools and deserted village ruins. Rich in wildlife and beauty, the area offers plentiful opportunities for outdoor pursuits such as hillwalking, fishing, cycling etc. Dunvegan is North-West Skye's main village, which is about 10 miles away and offers a range of amenities including a bi-lingual nursery and primary school. A wider range of facilities are available in the island's capital Portree approx. 32 miles away.

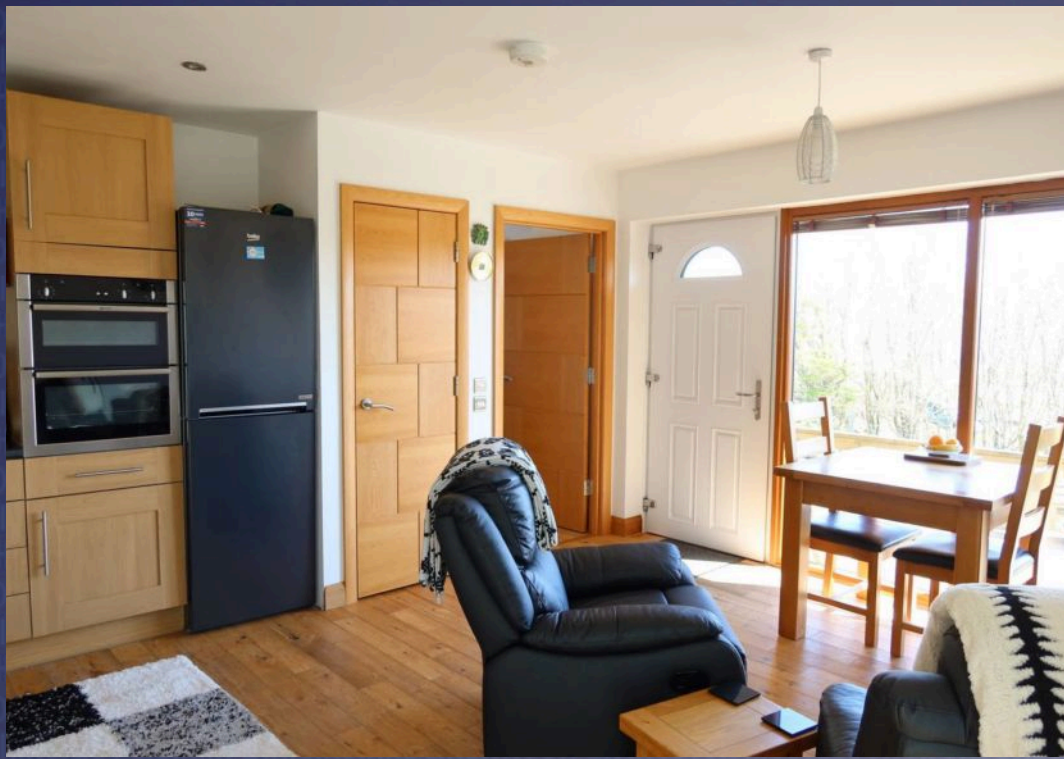
ACCOMMODATION & HOUSE SITE:

The original substantial bungalow that was on the site was sadly destroyed by fire, the house site has been cleared but the foundations remain in place (the integrity of these will require checking before any new build commences), the original property was a spacious four en-suite bedroom bungalow. All services are still in place with separate connections for Pipers Lodge and the original bungalow. Pipers Lodge offers any purchaser the perfect base whilst the new build takes place.



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PIPER'S LODGE:

OPEN PLAN LIVING/DINING/KITCHEN:

15' 9" x 14' 5" (4.80m x 4.39m)

Steps rise to decked area and timber door with frosted glazed insert opening to a light-filled living area with full length windows to front elevation fully capturing the water and countryside views, window to side elevation, range of contemporary wall and base units with worktop over, 1.50 bowl black composite sink, LPG 5 burner hob with stainless steel extractor over, integrated double oven, space for fridge/freezer, space and plumbing for washing machine, tiling to splash backs, built-in storage cupboard, two radiators, oak flooring, ample space for dining and sitting area, access to bedroom.

CONSERVATORY:

16' 5" x 9' 10" (5.00m x 3.00m)

(Dimensions at widest points) Frosted glazed door, Windows to front, side and rear elevation with views towards Loch Dunvegan, glazed door unto patio at front elevation, low window sill, wall lights, radiator, LVT flooring. Floor area: 15m².

BEDROOM:

14' 2" x 10' 8" (4.31m x 3.25m)

Window to front elevation, built-in wardrobe, two wall lights, radiator, oak flooring, access to bathroom.

BATHROOM:

11' 9" x 6' 8" (3.57m x 2.04m)

Frosted window to side elevation, double ended bath, large shower cubicle, vanity wash hand basin set on a range of cupboards and drawers and incorporating the WC, downlights, ladder radiator, ceramic tile floor.





HOUSE SITE:

Spacious house site with beautiful water and mountain views both at the front and rear elevation.

SERVICES:

Mains electricity, mains water, drainage will be to septic tank.

PLANNING:

It will be the responsibility of the purchaser to apply for planning approval and to check the integrity of the foundations that remain in place.



EXTERNAL:

TWO TIMBER SHEDS:

Metal sheet roofing.

GARDEN:

The garden grounds extend to the sides front and rear and offer ample parking for several vehicles. There is a large, elevated deck area to the front and side of the lodge from which to enjoy the stunning views and the tranquility of the location.



GENERAL:

EXTRAS:

Included in the sale are all fitted floor coverings and integrated appliances. The Lodge can be sold complete with contents by separate negotiation.

WHAT3WORDS:

///gathering.classics.holidays

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.

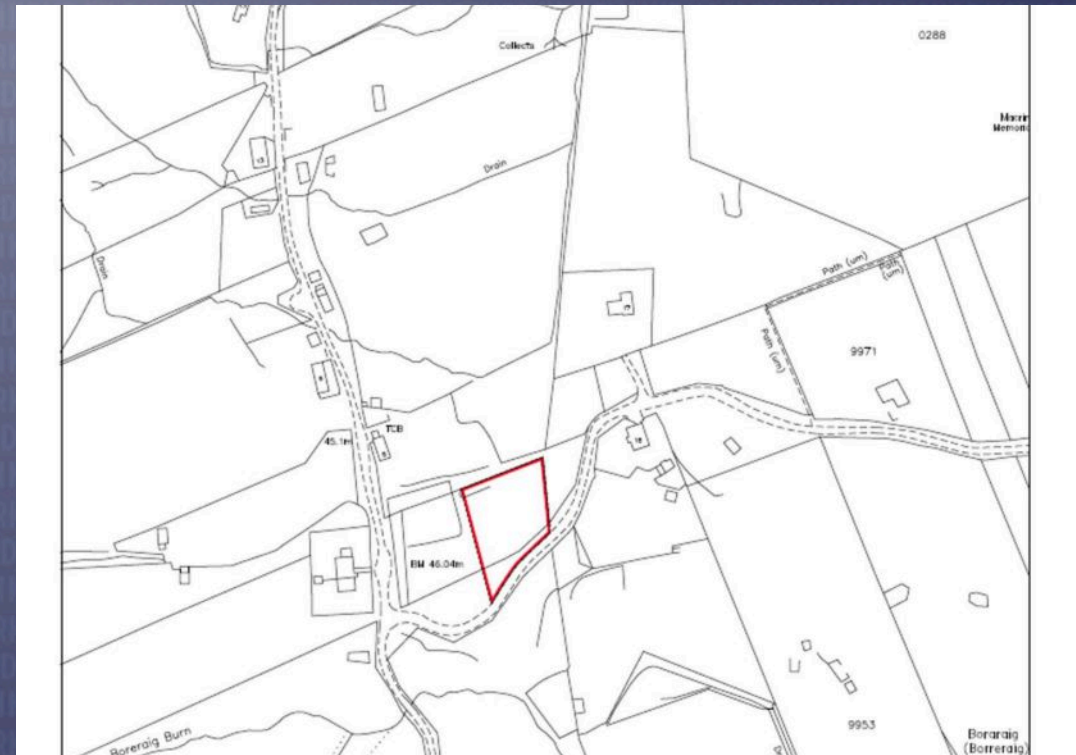
DISCLAIMER:

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.



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1302257)

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs			125	Very environmentally friendly - lower CO ₂ emissions			100
(92+)	A			(92+)	A		
(81-91)	B			(81-91)	B		
(69-80)	C	75		(69-80)	C	70	
(55-68)	D			(55-68)	D		
(39-54)	E			(39-54)	E		
(21-38)	F			(21-38)	F		
(1-20)	G			(1-20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC		England, Scotland & Wales		EU Directive 2002/91/EC	





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