



8 Clachan, Isle Of Raasay, Kyle, Scotland, IV40 8PB
Offers Over £345,000

8 Clachan, Isle Of Raasay, Kyle, Scotland, IV40 8PB

8 Clachan offers a rare and exciting opportunity to purchase a two bedroom property complete with an additional one bedroom cottage in an enviable shoreside location on the idyllic Isle of Raasay boasting spectacular, uninterrupted views over Churchton bay, the Cuillins and the Isle of Skye

- Rural Location
- Shoreside
- Stunning Views
- Detached House
- One Bedroom Cottage

Services

Mains Electric, Mains Water

Tenure

Freehold

Council tax

Band C

Property Description

8 Clachan offers prospective purchasers the opportunity to purchase a two bedroom bungalow complete with a traditional one bedroom cottage positioned in a breath-taking location boasting panoramic sea and mountain views. The properties are positioned to take full advantage of the views on offer and are conveniently located within walking distance of the ferry to Skye.

The accommodation within comprises of: entrance vestibule, hallway, lounge, sunroom, kitchen, bathroom and two double bedrooms. The property further benefits from double glazing and solid fuel heating by way of the multi-fuel stove in the lounge.

Katie's Cottage is a charming traditional property. The accommodation within comprises of an entrance porch, hall, lounge, kitchenette, double bedroom and shower room. The chalet benefits from mixed glazing with multi-fuel stoves located in the lounge and bedroom providing heating.

Externally, the property is set within private garden grounds which are sloping in nature to the rear with established trees and shrubs. Direct shore access and private slipway. The properties are accessed via a shared track with parking available to the side of the properties. In addition is a detached garage/workshop with electricity connected.

8 Clachan presents a wonderful opportunity to purchase a wonderful home and business opportunity in a truly stunning setting and must be viewed to fully appreciate the package and views on offer.



Entrance Vestibule (5' 2.2" x 3' 3.37") or (1.58m x 1.00m)

A frosted wooden external door leads into the vestibule. Frosted door through to hallway. Painted in neutral tones. Solid oak flooring.

Hallway (6' 2.02" x 3' 3.37") or (1.88m x 1.00m)

Hallway providing access to vestibule, lounge, kitchen, bathroom and Bedroom. Loft access. Painted in neutral tones. Solid oak flooring

Lounge (14' 9.56" x 11' 9.34") or (4.51m x 3.59m)

Bright lounge with window to the front elevation affording sea and mountain views. Fireplace with multi-fuel stove with back boiler providing heating and hot water. Solid oak flooring. Painted in neutral tones. Access to sunroom, bedroom two and hallway.

Sun Room (15' 0.71" x 8' 4.79") or (4.59m x 2.56m)

Triple aspect sunroom with widespread sea and mountain views. Glazed UPVC door to rear elevation. Painted in neutral tones. Solid oak flooring.

Kitchen (12' 9.54" x 8' 6.36") or (3.90m x 2.60m)

Kitchen with a range of wall and base units and contrasting worktop over. Stainless steel sink and drainer. Freestanding electric oven. Window to the front elevation boasting sea and mountain views. Tiled splashback. Laminate flooring. Painted in neutral tones.

Bedroom 1 (12' 8.76" x 10' 9.92") or (3.88m x 3.30m)

Double bedroom with window to rear elevation. Built-in mirrored wardrobes. Solid oak flooring. Painted in neutral tones

Bedroom 2 (12' 5.61" x 7' 6.55") or (3.80m x 2.30m)

Double bedroom with window to rear elevation. Solid oak flooring. Painted in neutral tones.

Bathroom (7' 6.16" x 5' 6.14") or (2.29m x 1.68m)

Grey bathroom suite comprising W.C., wash hand basin and bath with electric shower over. Frosted window to rear elevation. Built in storage cupboard housing the hot water tank. Tiled splashback. Laminate flooring.

Entrance Porch (7' 4.58" x 4' 7.51") or (2.25m x 1.41m)

A half glazed wooden external door leads into the bright and welcoming porch. Windows to the front and side elevation boasting sea and mountain views. Loft access. Painted in neutral tones. Carpeted. Half glazed door through to hall.

Hallway (11' 1.07" x 3' 5.34") or (3.38m x 1.05m)

Hallway providing access to all internal accommodation. Painted in neutral tones. Flagstone flooring.

Lounge (12' 2.06" x 9' 4.6") or (3.71m x 2.86m)

Cosy lounge with vaulted ceiling. Dual aspect with Velux window to rear and window to front affording sea and mountain views. Ladder stair providing access to mezzanine loft room. Painted in neutral tones. Carpeted.

Kitchen (8' 7.94" x 6' 1.62") or (2.64m x 1.87m)

Small range of wall and base units with worktop over. Stainless steel one and a half bowl sink and drainer. Window to rear elevation. Integrated electric oven. 4-ring electric hob. Vinyl flooring. Painted in neutral tones

Bedroom 1 (12' 0.09" x 8' 1.24") or (3.66m x 2.47m)

Double bedroom with window to front elevation boasting sea and mountain views. Fireplace with multi-fuel stove. Painted in neutral tones. Carpeted.

Shower Room (8' 3.21" x 4' 5.94") or (2.52m x 1.37m)

Shower room comprising of shower cubical with electric shower, wash hand basin and WC. Wet wall to shower enclosure. Vinyl flooring. Painted in neutral tones

Attic room

A ladder from the lounge provides access to the attic room. Velux window to rear elevation. Carpeted. Painted in neutral tones.

Integral Garage (15' 9.76" x 15' 9.76") or (4.82m x 4.82m)

To the side of the property is a detached garage/workshop. Windows to the front elevation. Pedestrian door to the side. Garage door to side elevation. Separated into two rooms. Concrete floor. Light and power connected.

Work Room (10' 4.8" x 6' 1.23") or (3.17m x 1.86m)

To the side of the property is a detached garage/workshop. Windows to the front elevation. Pedestrian door to the side. Garage door to side elevation. Separated into two rooms. Concrete floor. Light and power connected.

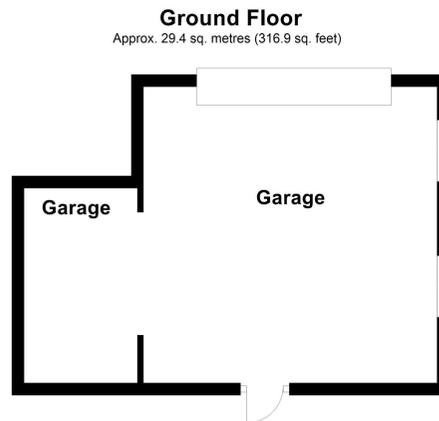
Garden

8 Clachan sits within generous wraparound garden grounds. The garden grounds to the rear are sloping in nature and are laid to grass with establishes trees and bushes. The low maintenance gardens to the front and side are laid with gravel which provides parking for several cars. To the side

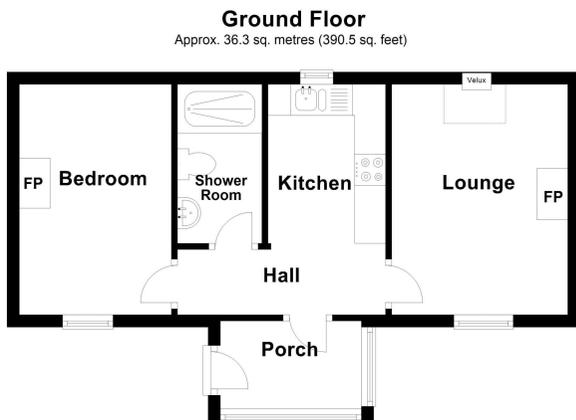




Total area: approx. 69.7 sq. metres (750.4 sq. feet)
Illustrative only. Not to scale.
Plan produced using PlanUp.



Total area: approx. 29.4 sq. metres (316.9 sq. feet)
Illustrative only. Not to scale.
Plan produced using PlanUp.



Total area: approx. 36.3 sq. metres (390.5 sq. feet)
Illustrative only. Not to scale.
Plan produced using PlanUp.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs		105	Very environmentally friendly - lower CO ₂ emissions		95
(92+) A			(92+) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	60		(55-68) D		
(39-54) E			(39-54) E	52	
(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		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.