



## Half Of 11, Calgarry, Ardvasar

Offers Over £250,000





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## Half Of 11, Calgarry

Ardvasar, Isle Of Skye

Charming 2-bed stone cottage in Ardvasar, Isle of Skye, with panoramic sea and mountain views. Walk-in condition, log burner, garden shed, and nearby amenities. Ideal as a home or holiday retreat.

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

### KEY FEATURES:

- Breathtaking, far-reaching panoramic views over the Sound of Sleat
- Traditional stone cottage in walk-in condition
- Elevated and sheltered location
- Enclosed garden grounds, ample space for parking
- Facilities and amenities are nearby in Ardvasar and Armadale



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#### **GENERAL DESCRIPTION:**

Situated in an elevated position, Half of 11 Caligarry enjoys breathtaking, far-reaching panoramic views over the Sound of Sleat, to Knoydart and Mallaig. This charming 2-bedroom traditional stone cottage is in walk-in condition combining period character with a contemporary country-style interior. Situated in a sheltered location within a small neighbouring community, the cottage benefits both from a sense of privacy and community. Facilities and amenities are nearby in Ardvassar and Armadale. The property would be ideal for first-time buyers, a second home or as comfortable base to come home to, with its peaceful yet central location and stunning views.

#### **PROPERTY COMPRISES:**

Ground Floor: Entrance Porch, Dining Kitchen, Bathroom, Hallway, Lounge, Bedroom  
Upper: Bedroom

#### **EXTERNAL:**

Timber Shed

#### **DETAILS:**

HOME REPORT: Available from RE/MAX Skye

SERVICES: Mains electricity, mains water, drainage to septic tank.



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#### **LOCATION:**

The Sleat Peninsula in the south of Skye is one of the Island's most popular and sought-after areas. With its scattering of villages, abundant wildlife, and local history it is an ideal base for outdoor pursuits and walks through beautiful countryside and seascapes with glimpses of dramatic cliffs and secluded bays. The Medical Centre and primary school (offering both English and Gaelic medium classes) is situated nearby, and secondary education can be found in Portree the island's capital approximately 30 miles away to which a bus runs daily. The ferry to Mallaig, on the mainland runs from Armadale at the southern end of the peninsula and is just one mile from the house. The Armadale Castle is nearby with its miles of hiking trails, museum and restaurant and the Armadale community shop offers fresh local veg, bread, and all the basic provisions. The next main amenities are in Broadford which is approximately 15 minutes by car.

#### **ACCOMMODATION:**

Half of 11 Caligarry is a traditional stone cottage built around 1850 and extends to approximately 72 m2. The property benefits from double glazed uPVC windows and timber Velux windows and doors. Heating to the property is by way of electric heating supplemented by a log burner in the lounge. The cooker in the kitchen is supplied by bottled gas. An electric water unit supplies instantaneous hot water.



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## GROUND FLOOR:

### ENTRANCE PORCH:

8' 9" x 4' 3" (2.67m x 1.29m)

External entrance porch provides access to timber exterior door with vision panel, ceiling hanging light, tiled flooring, access to kitchen, bathroom, hallway.

### DINING KITCHEN:

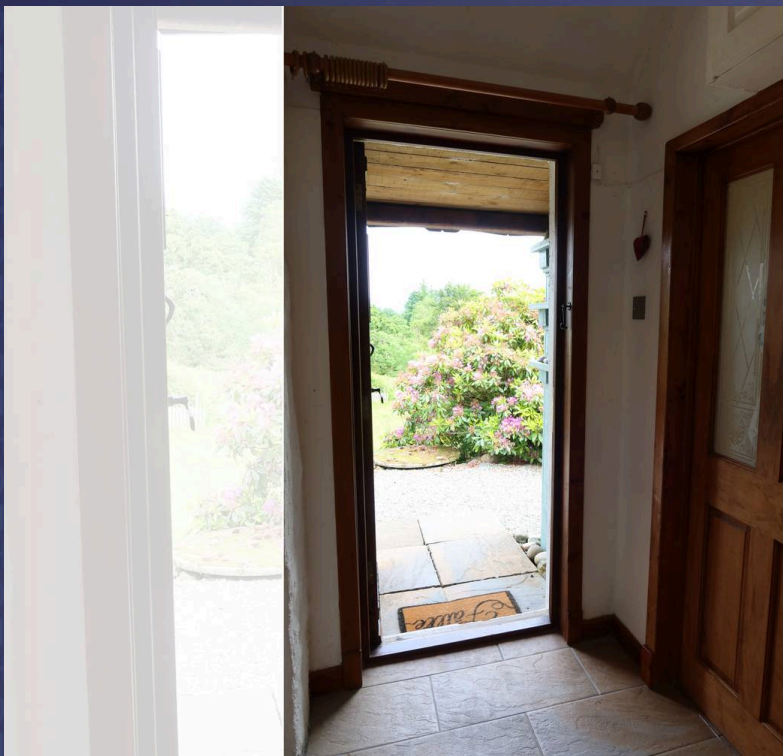
14' 11" x 14' 5" (4.54m x 4.40m)

(Dimensions at widest points) Half frosted glazed timber door, windows to front, side and rear elevation with water and mountain views, ceiling pendant lights, range of base units with oak worktop over, high shelves, ceramic Belfast sink, over sink instantaneous electric hot water unit, freestanding 5-pit range gas range with oven under, extractor hood over, laminate splash back, space for two appliances under worktop with plumbing for washing machine, space for tall fridge freezer, space for large dining table and chairs, tiled flooring.



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## GROUND FLOOR (CONTINUING):

### SHOWER ROOM:

5' 10" x 7' 0" (1.78m x 2.13m)

Half frosted glazed timber door, frosted window to rear elevation, flush mount ceiling light, quadrant glazed shower enclosure with Mira electrical shower over, WC, pedestal wash hand basin, partially tiled walls, wall-mounted fan heater, ladder radiator, tiled flooring.

### HALLWAY:

3' 11" x 11' 4" (1.20m x 3.46m)

Open access, deep sill window to front elevation with water and mountain views, timber flooring, access to lounge, bedroom.

### LOUNGE:

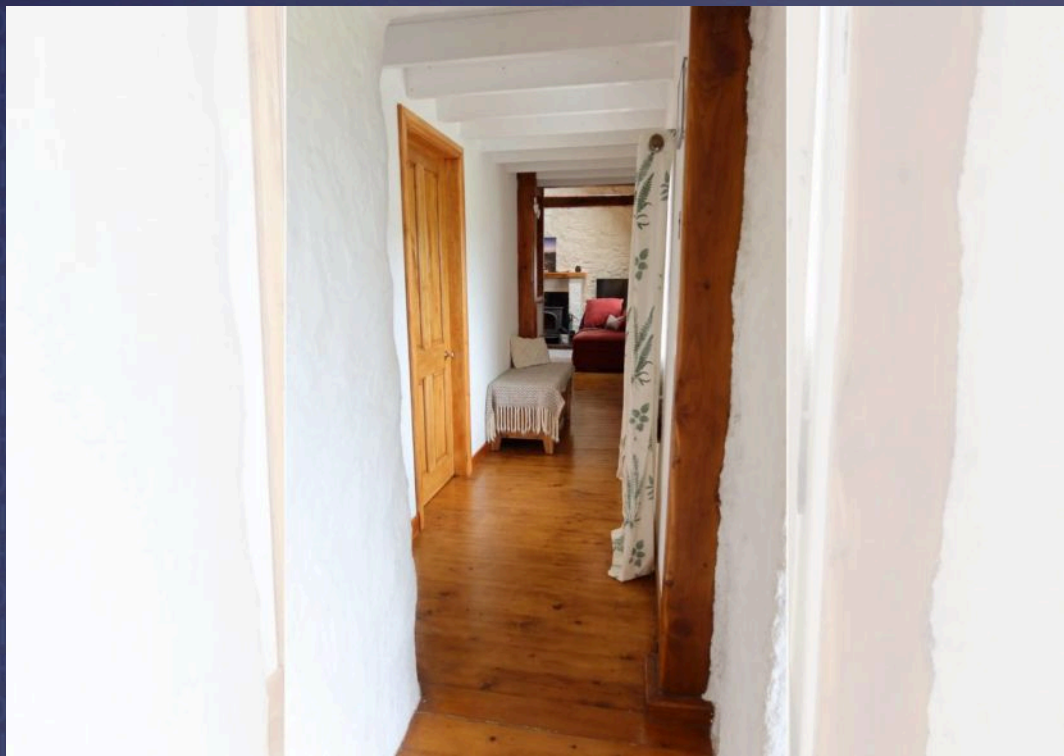
15' 7" x 12' 2" (4.76m x 3.70m)

Open access, deep sill window to front elevation with water and mountain views, skylight Velux window, spotlights, multi-fuel stove set in stone fireplace on slate hearth with stone fender, oak mantle over, timber high ceiling, understairs storage area, electric radiator, timber flooring, stairs to upper floor bedroom/



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## GROUND FLOOR (CONTINUING):

### BEDROOM 1:

7' 8" x 13' 0" (2.33m x 3.96m)

Timber door, deep sill window to rear elevation, free standing lights, wall niches, timber flooring.



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## UPPER FLOOR:

### BEDROOM 2:

11' 11" x 13' 1" (3.64m x 3.98m)

(Dimensions under coombs) Open doorway, Velux window to front elevation with water and mountain views, free standing lights, timber flooring.



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## EXTERNAL:

### TIMBER SHED

#### GARDEN:

A gravel driveway provides ample space for parking. The enclosed garden grounds are accessed through a metal farm gate. A wide gravel path at the front of the property provides access to the entrance of the cottage and the gravel seating area at the side of the property, from where panoramic views across to Mallaig and the surrounding woodland areas can be enjoyed, surrounded by colourful blooms and fragrant flowers in the mature garden grounds. The surrounding planted beds create a peaceful atmosphere and a sense of privacy. A gravel path continues at the side of the property providing access to upper garden, and a pedestrian gate at the foot of the garden which provides access to the neighbouring fields, across which access is permitted. Tiled steps lead to the elevated rear garden, which is mainly laid to grass.



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## GENERAL:

### EXTRAS:

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

### WHAT3WORDS:

///worldwide.across.closes

### 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](mailto: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.

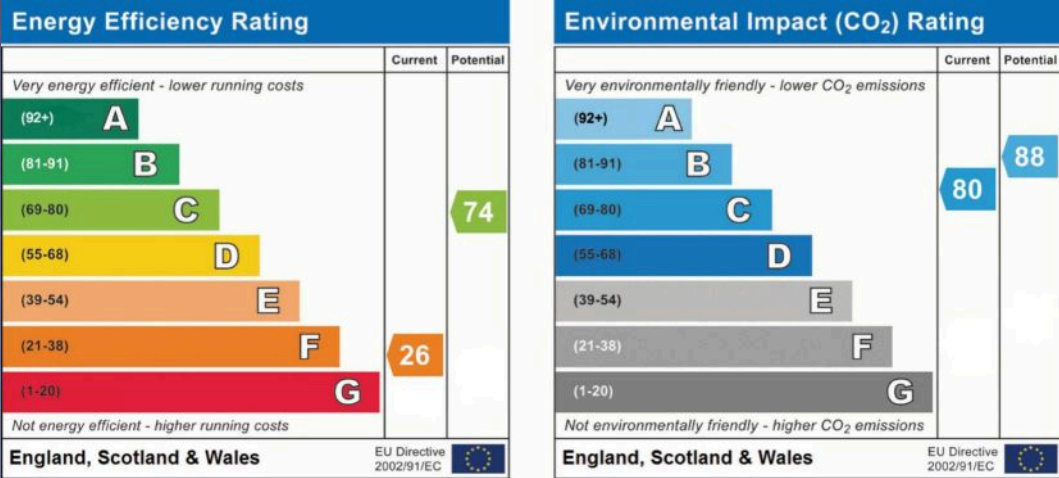
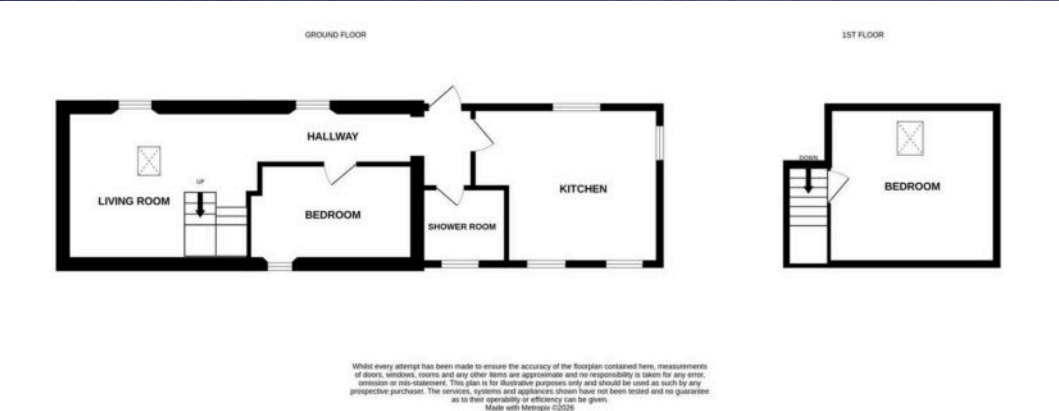
### ENTRY:

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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