

SEASHELL COTTAGE

GLEN KYLES, LEVERBURGH



Galbraith

SEASHELL COTTAGE, GLEN KYLES, LEVERBURGH

A comfortable, detached property on the scenic Hebridean island of Harris.

Tarbert (ferry) 19 miles. ■ Stornoway 55 miles.

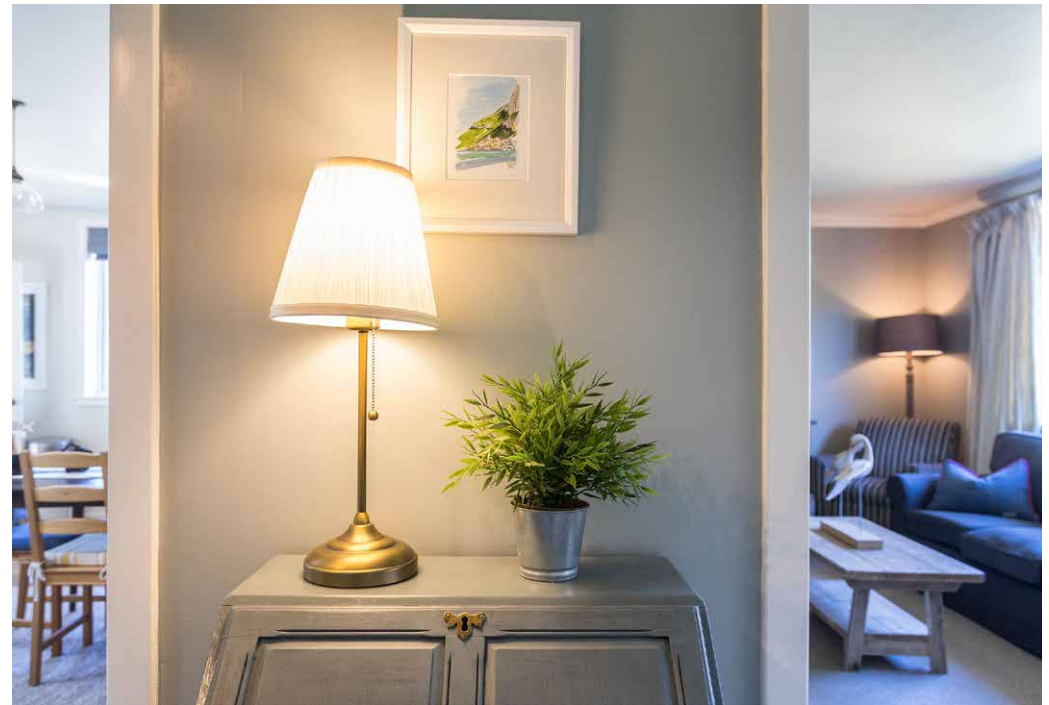
About 0.10 hectares (0.25 acres) in all.

Offers Over £365,000

- One Reception Room. Three Bedrooms. Bathroom and shower room
- Beautifully presented, comfortable accommodation.
- Approximately one mile from the local amenities.
- Enclosed garden with useful outbuilding.
- Currently run as a successful holiday let.

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com





SITUATION

Seashell Cottage is situated in Glen Kyles on the outskirts of Leverburgh, a small village on the southern tip of Harris. The property is in a sheltered setting, surrounded on three sides by neighbouring woodland. Local amenities in Leverburgh approximately one mile distant include a primary school, a community shop with 24/7 fuel service, a community hub, a village hall, and Leverburgh pier where the Harris Brewery serving food and beverages can be found and where a car ferry runs to and from Berneray on North Uist. The island of Lewis and Harris is in the Outer Hebrides and is the largest island in Scotland. A place of diverse landscapes, fascinating history and a strong cultural heritage, the island is the ultimate get away from it all destination. The Harris coastline is dotted with beaches ranging in size from the small to the 3 miles wide Luskentyre and Scarista beaches, all with stunning views over clear blue seas to the neighbouring islands of the Outer Hebrides. Walks to the beaches are along the paths and tracks that crisscross the machair, the fertile low-lying ground along the coast which is abundant in wildflowers and birdlife.

DESCRIPTION

Seashell Cottage is a delightful, detached property, with a beautifully designed interior, sure to appeal to a range of purchasers. A comfortable sitting room and two of the three bedrooms can be found on the ground floor with both bedrooms having fitted wardrobes, and with wood panelled walls enhancing the cottage aesthetic. The family bathroom has been finished to a high standard with wall tiling, a roll top free-standing bath and a shower cubicle. The kitchen provides space for dining and the blue cabinetry brings a seaside feel. The adjacent utility room, again with wood panelled walls, provides a useful space for white goods and somewhere to store cloaks and boots. The principal bedroom continues the theme of the lower floor bedrooms along with its stylish en-suite shower room encompasses the entire first floor. The property could however easily be reconfigured to two bedrooms and two reception rooms. The property is currently run as a successful holiday let, managed through the owner’s website <https://www.harrisholidayhomes.co.uk/our-properties/seashell-cottage/> and has a short term letting licence (STLL) awarded, expiring in September 2026.

ACCOMMODATION

Ground Floor- Hallway. Sitting Room. Dining Kitchen. Utility Room. Two Bedrooms. Bathroom. First Floor - Principal Bedroom. En-suite Shower Room.

GARDEN GROUNDS

The property is approached from the single-track public road to gated access to a gravel drive and parking area to the rear of the house. The garden is bounded by a combination of walling and wooden post and wire fencing, is mainly laid to grass and has flowerbed borders planted with shrubs.

OUTBUILDINGS

Store/Garage

4.8m x 3.4m

A detached, block-built former single garage, now a store with power, lighting. Although now with only pedestrian access, vehicular access could easily be re-instated.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Shared Septic Tank	Oil	Band C	Available*	Available*	Band E	Freehold

*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

DIRECTIONS

Exact grid location – What3Words - <https://what3words.com/harmless.reason.arise>

MOVEABLES

All carpets and fitted floor coverings are included in the sale. Further items may be available by separate negotiation.

VIEWING

Viewing is by prior appointment only through the Selling Agents, Galbraith, Clark Thomson House, Fairways Business Park, Inverness, IV2 6AA. Telephone (01463) 224343. The person who may accompany you may however not be an employee of Galbraith.

POST CODE

HS5 3TY

SOLICITORS

Ken MacDonald & Co
9 Kenneth Street
Stornoway
Eilean Siar
HS1 2DP

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider ‘First AML’ will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

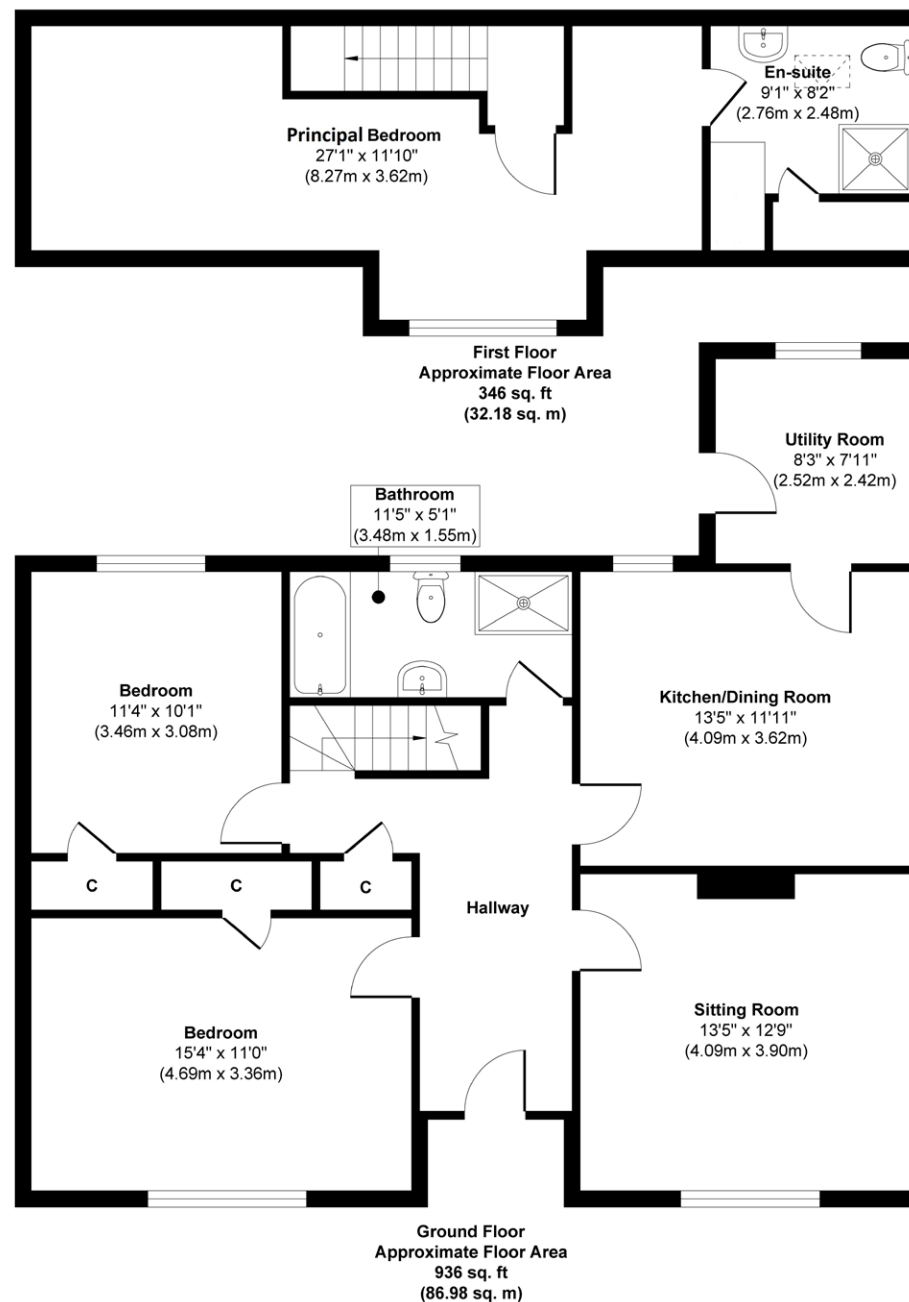


IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in June 2022.



Seashell Cottage, Glen Kyles, Isle of Harris, HS5 3TY



Approx. Gross Internal Floor Area 1282 sq. ft / 119.16 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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