



SPEURAN MORA
8 TEANGUE, ISLE OF SKYE



SPEURAN MORA, 8 TEANGUE, ISLE OF SKYE

A unique Makar designed dwelling with elevated, far reaching views.

Broadford 13 miles ■ Skye Bridge 17 miles.

- Open Plan Living Space. Three Bedrooms.
- Architect designed and energy efficient.
- Generous yet easily maintained garden.
- Elevated views of the Sound of Sleat and beyond.

About 0.34 hectares (0.84 acres) in all.

Offers Over £375,000

Galbraith

Inverness
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SITUATION

Teangue on the Sleat peninsula, known as the garden of Skye due to its more hospitable climate and gentler landscape than the more rugged north of the island. This area with its many coastal and forestry trails, small islands and inlets, makes an ideal location for walking, mountain biking, kayaking and sailing, and is rich in wildlife with otters, golden eagles, red deer and dolphins regularly spotted. The property is on an elevated site with spectacular views towards the Sound Of Sleat and Knoydart beyond.

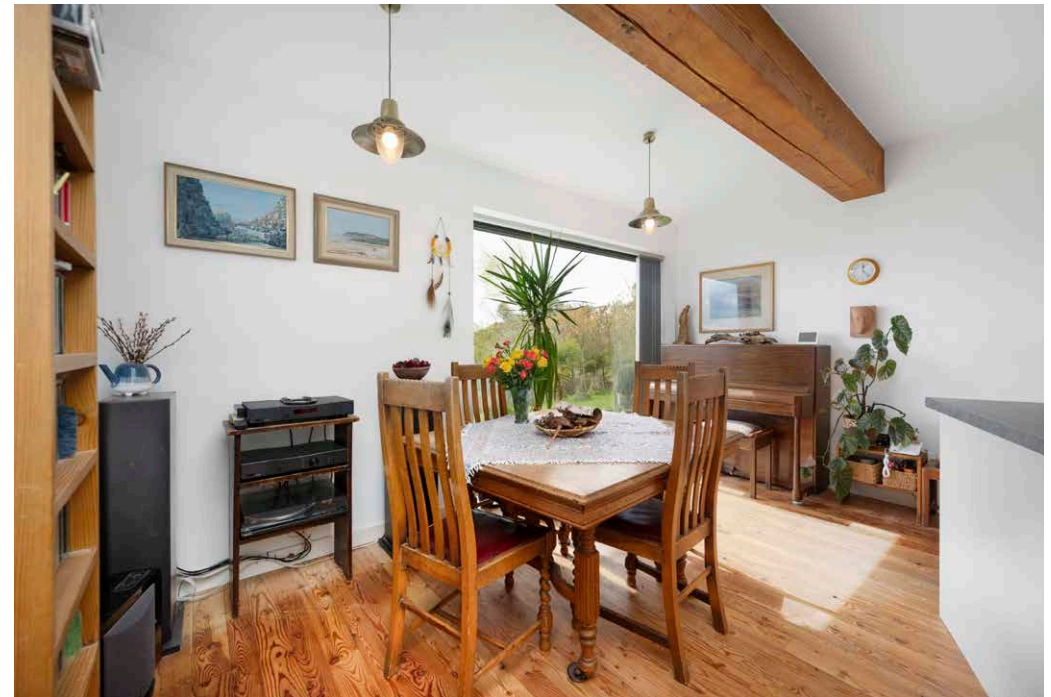
The Isle of Skye is the best known of the Inner Hebridean islands off the west coast of Scotland. Famous for its romantic, historical associations and magnificent landscape dominated by the Cuillin Mountains, the island is very popular attracting many tourists throughout the year as well as those who seek to enjoy a peaceful lifestyle in unspoilt and beautiful surroundings.

Broadford, a 20 minutes' drive away has a good range of shops and facilities including a supermarket and primary school while a wider range of amenities and a secondary school are available in Portree about thirty-nine miles away. The Highland Capital Inverness is about a 2 hours' drive away and has all the facilities of a modern city including an airport with regular flights to the south and Europe.

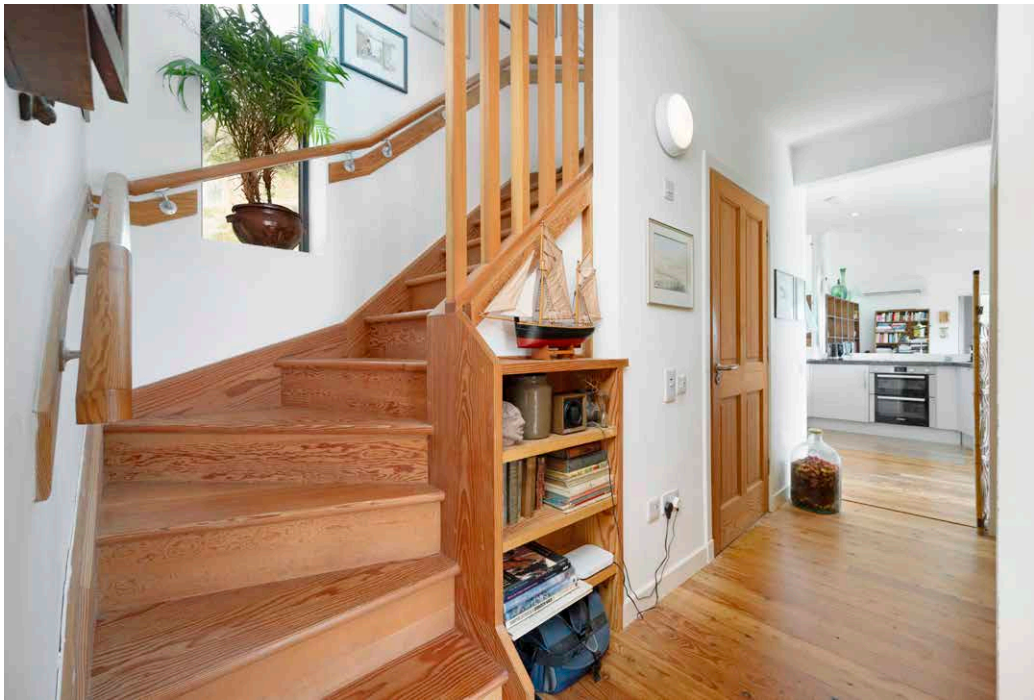
DESCRIPTION

Speuran Mora is a passive property designed and built by Makar in 2014 resulting in a comfortable and energy efficient home, having high levels of insulation, an air source heat pump, and an abundance of glazing maximising solar gain.

Visually Speuran Mora has been designed to sit within the sloped site, taking advantage of the far-reaching views. The use of natural building materials help the property integrate with the surrounding landscape and with the roofline mirroring the topography.







The accommodation has been thoughtfully designed with accessibility in mind, having a ramped access and a ground floor layout which provides lateral living. The ground floor bedroom with its kitchenette and en-suite shower room could be used as a self-contained annexe providing an income generating potential, subject to gaining the relevant licences. All bedrooms and the open plan living area, with its wood burning stove, have large windows taking full advantage of the views and extending the sense of space outdoors. The first floor, triple aspect room, with elevated views, could be utilised in several ways including as a bedroom, a first-floor sitting room or a home office.

PLANNING PERMISSION AND DEVELOPMENT PROPOSALS

A development of one single storey dwelling has been granted and initiated on land to the west of Speuran Mora. Details can be found on The Highland Council's web-site https://www.highland.gov.uk/info/180/planning_-_applications_warrants_and_certificates/143/planning_permission/4 using reference 22/03460/FUL

ACCOMMODATION

Ground Floor – Entrance Hall. Bedroom with kitchenette and en-suite Shower Room. Inner Hall. Bedroom. Shower Room. Open Plan Kitchen/Dining/Sitting Room.
First Floor – Landing. Bedroom/Multi- purpose Room. WC.

GARDEN GROUNDS

The property is approached from the single-track public road, a tarmac and gravel track over which Speuran Mora has right of access, leading to a gravelled parking area to the side of the property. The garden grounds extend to approximately 0.84 acres with areas of mowed lawn but have in the main been left in a natural state and planted with a variety of coniferous and deciduous trees, providing habitat, privacy, and shelter, attracting an abundance of wildlife. Decked seating areas and covered verandas are accessible directly from the property.

OUTBUILDINGS

A timber shed and a wood store are located within the curtilage.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Private	Air Source Heat Pump/Electric	Band E	Available*	Available*	D	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/budgeted.cobbled.overnight>

MOVEABLES

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

VIEWING

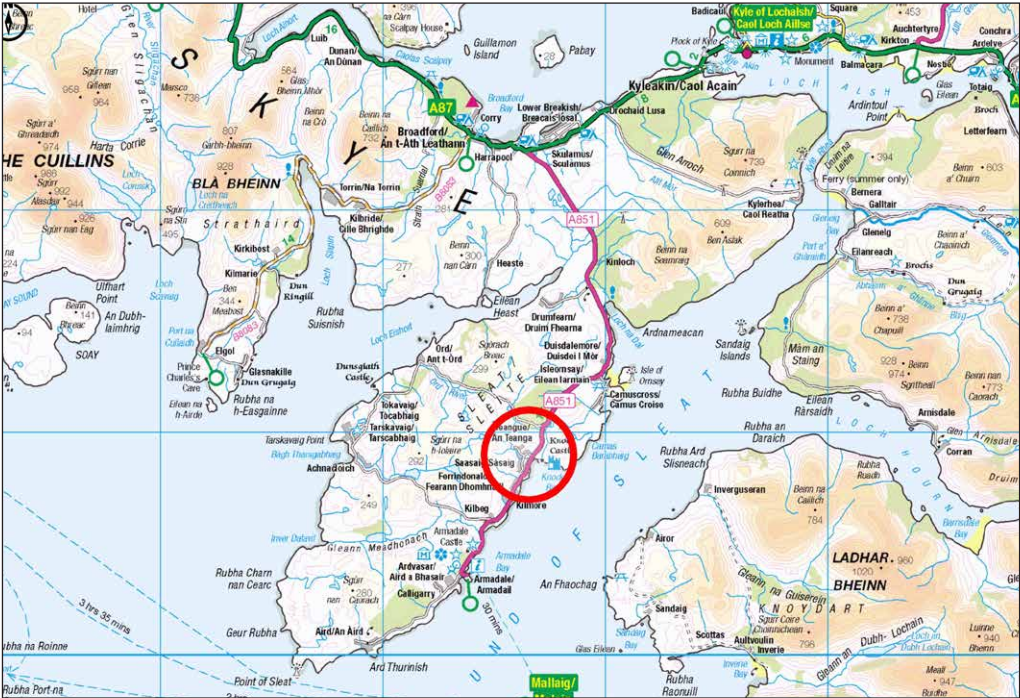
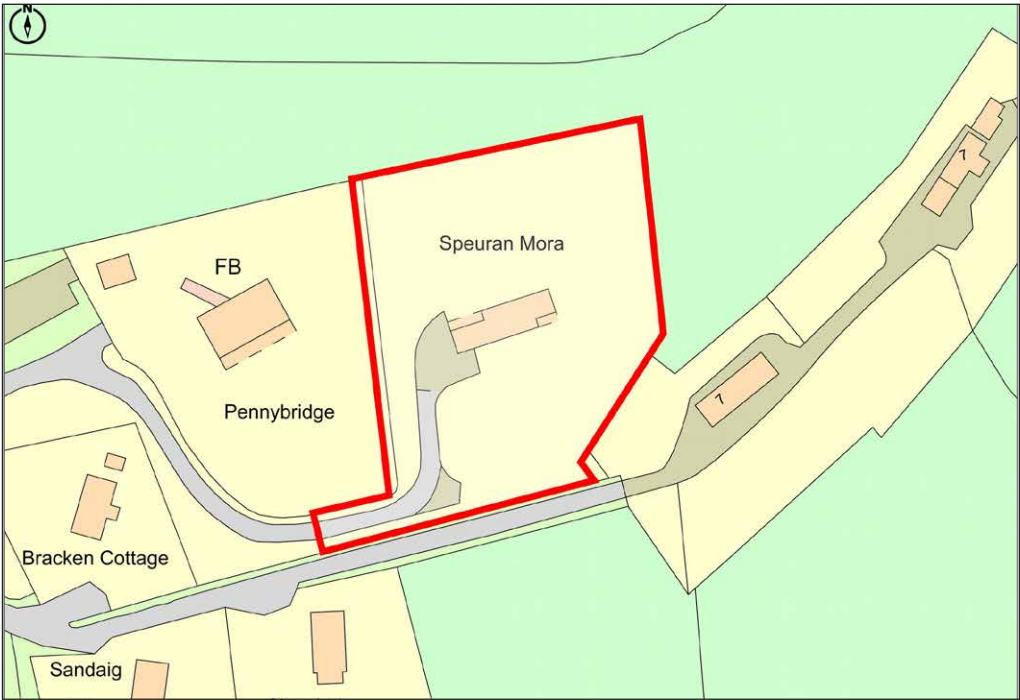
Viewing is by prior appointment only through the Selling Agents, Galbraith, Clark Thomson House, Fairways Business Park, Inverness, IV2 6AA. Telephone (01463) 224343. The person who may accompany you may however not be an employee of Galbraith.

POST CODE

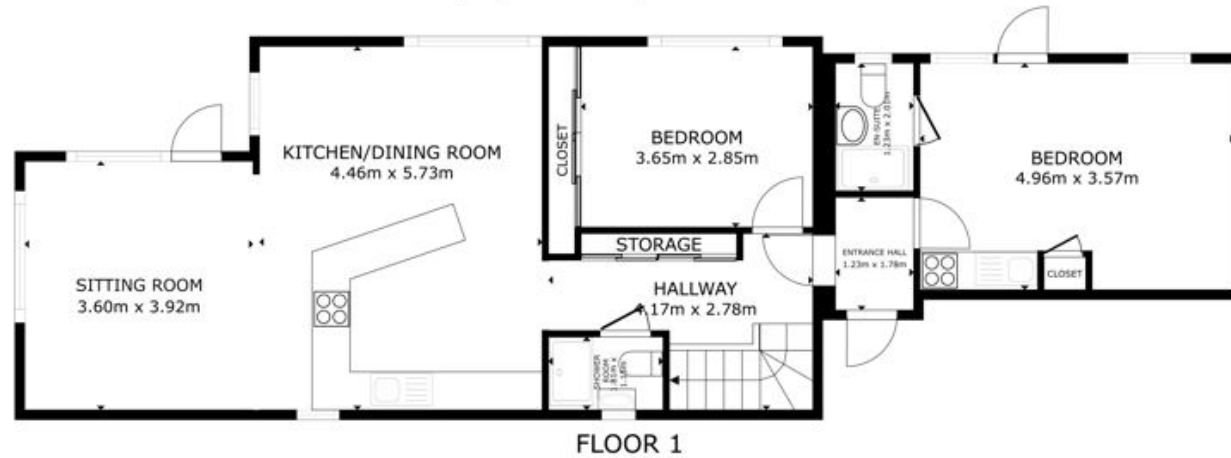
IV44 8RE

SOLICITORS

MacLeod & Maccallum Solicitors
28 Queensgate
Inverness
IV1 1DJ



SPEURAN MORA, 8, TEANGUE, ISLE OF SKYE IV44 8RE



GROSS INTERNAL AREA
FLOOR 1 88.8 m² FLOOR 2 25.8 m²
TOTAL : 114.5 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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



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