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Covering Skye, Lochalsh & Wester Ross

**EXTERNAL:**

**DETACHED GARAGE:**

Pitched roof, roller door, power and light.

**GARDEN:**

Gated chipped access from the township road leads to garage and parking area for several vehicles. The generous fully enclosed garden grounds extend to some 0.5 acre (to be confirmed by Title Plan) and are to the front, rear and sides of the property, they are currently uncultivated.

**SERVICES:**

Mains electricity, private water via a private borehole, drainage to septic tank

**COUNCIL TAX: Band E**

**EPC RATING: D (66)**

**DIRECTIONS:**

From the south of the island follow the A87 North towards Portree, after entering Portree turn left onto the A87 Dunvegan Road, take the second turning on the left the B855 Struan Road, follow this road past the new hotel, the Eagle Hide is on the left.

**ENTRY:**

At a date to be mutually agreed.

**VIEWING:**

Viewing this property is essential to be fully appreciated. Viewing can be arranged by calling RE/MAX on 01471 822900 or by e-mailing info@remax-skye.net

**OFFERS:**

Should be submitted in proper legal Scottish form to RE/MAX Skye Estate Agents, Garbh Chriochan, Teangue, Isle of Skye, IV44 9RE.

Email: info@remax-skye.net

**INTEREST:**

It is important that your solicitor notifies this office of interest to you otherwise the property may be sold without your knowledge.



**FOR SALE**



**The Eagle Hide**

**Struan Road, Portree IV51 9EG**

Peaceful rural location

Well-appointed detached 4 bedroom (2 en-suite) bespoke property

Extensive glazing throughout takes full advantage of the delightful countryside

Completed in April 2022

Generous fully enclosed garden grounds

EPC Rating: D (66)

**Offers Over £385,000**



Garbh Chriochan, Teangue, Isle of Skye, IV44 8RE

Tel: 01471 822900  
www.remax-skye.net  
Email: info@remax-skye.net

Opening Times:  
Monday – Friday 9.00am - 5.00pm  
Saturday – By Appointment

**IMPORTANT INFORMATION:** These particulars are prepared on the basis of 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.

All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

Situated in a peaceful rural location on the outskirts of Portree, the capital of Skye, The Eagle Hide is a well-appointed detached 4 bedroom (2 en-suite) bespoke property, offering contemporary open-plan living and enjoying views to Portree Bay whilst being conveniently located for access to all local facilities. The extensive glazing throughout takes full advantage of the delightful countryside views and ever-changing scenery, this well-proportioned property sits within approximately 0.5 acres of garden grounds and offers a rarely available opportunity to acquire a unique family or holiday home in a sought-after location and should be seen to be fully appreciated.

Call RE/MAX Skye on 01471 822900 to arrange a viewing today!

Property comprises:

**LOWER FLOOR:** Entrance Utility, Open-Plan Kitchen/Dining/Lounge, Bedroom and En-Suite Shower and Dressing Room

**UPPER FLOOR:** Three Bedrooms (1 En-suite), Bathroom

**EXTERNAL:** Detached Garage, Generous Enclosed Garden Grounds

**LOCATION:**

Set round a natural harbour, Portree is a bustling port, thriving business and cultural centre, offering a wide range of shops, services, and leisure facilities. It is also a cultural focal point for Skye, with year-round concerts, theatre and cinema, art and craft exhibitions and workshops.

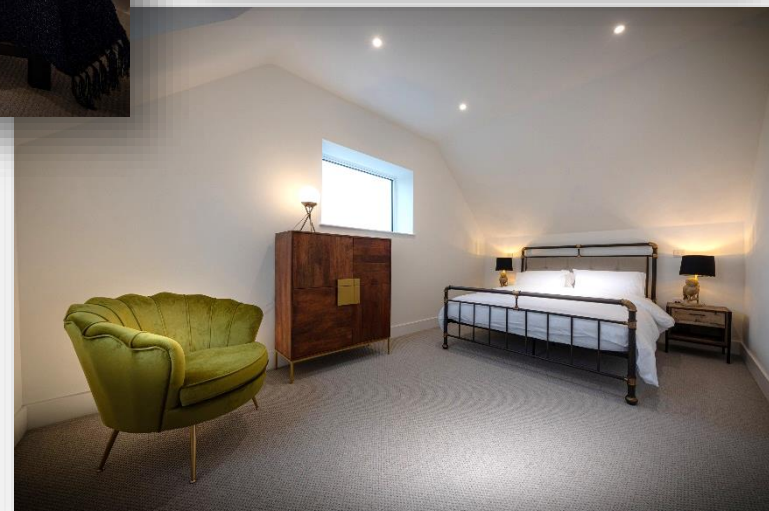
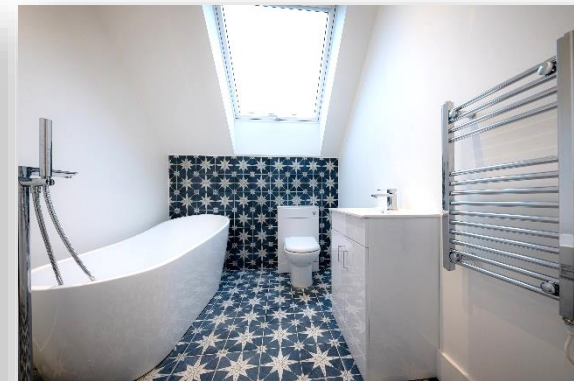
The town makes a great base for exploring the outstanding beauty of the Trotternish Ridge, the Old Man of Storr, Kilt Rock and the Quirang to the north and to the south, the imposing Cuillin Mountains which offer both gentle and challenging climbing and walking for the world's outdoor enthusiasts.

**ACCOMMODATION:**

The Eagle Hide extends to some 137m2 and was completed in April 2022. Extensive glazing throughout maximizes the views and ensures high levels of light within the property, fixtures and fittings are contemporary and heating is by way of Ecostrad electric radiators.

**ENTRANCE UTILITY:**

**Approx. 2.90m x 2.00m** Disabled ramp accesses, half glazed door, window, and large Velux window to rear elevation, extensive range of high gloss base and full-length units with work top over, inset stainless steel sink, built-in cupboard, electric radiator, oak flooring, access to kitchen area:



**OPEN-PLAN KITCHEN/DINING/LOUNGE:**

Down lights, engineered oak flooring, open access to inner hallway:

**Kitchen/Dining Area: Approx. 5.00m x 2.97m**

Window to side elevation, range of high gloss base units with worktop over, inset stainless steel sink, integrated oven with 5 ring hob and extractor over, integrated fridge/freezer, integrated dishwasher, open access to dining area:

**Dining Area:**

Window to front elevation, French doors to side elevation, ample space for table and chairs, open access to lounge:

**Lounge area: Approx. 4.45m x 3.90m**

Large window to front elevation, windows to both side elevations, freestanding multi-fuel stove set on a slate hearth, downlights, electric radiator, oak flooring, open access to inner hallway:

**INNER HALLWAY:**

Open access, window to rear elevation, under stair cupboard, down lights, access to stairs and bedroom suite:

**BEDROOM SUITE:**

Small oak floored hallway accesses:

**Shower Room: Approx. 2.74m x 1.09m** Deep sill window to rear elevation, large built-in shower cubicle, vanity sink with drawer and shelf under, WC, downlights, ladder radiator, electric under floor heating, ceramic tile floor.

**Bedroom 1: Approx. 3.77m x 3.45m** Dual aspect room with windows to front and side elevations, open access to wardrobe area, downlights, electric radiator, fitted carpet.

**STAIRS AND UPPER FLOOR:** Carpeted stairs with oak glass balustrade rise to the oak floored upper landing, Velux window to rear elevation, access to bathroom, three bedrooms:

**BATHROOM: Approx. 2.66m x 2.13m** Velux window to rear elevation, free standing bath, vanity sink with cupboard under, WC, downlights, ladder radiator, electric underfloor heating, ceramic tile floor.

**MASTER BEDROOM: Approx. 3.45m x 3.30m** Window to front elevation, walk-in wardrobe, downlights, electric radiator, fitted carpet, access to en-suite:

**En-Suite: Approx. 2.08m x 1.64m** Velux window to rear elevation, quadrant shower cubicle, vanity sink with cupboard under, WC, ladder radiator, electric under floor heating, ceramic tile floor.

**BEDROOM 4/STUDY: Approx. 3.92m x 3.35m** Window to front elevation, Velux Cabrio balcony window which takes full advantage of the views to Portree Bay, downlights, electric radiator, fitted carpet.

**BEDROOM 3: Approx. 5.00m x 2.97m** Dual aspect room with windows to front and side elevations, downlights, electric radiator, fitted carpet.



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