



Isle of Skye's only independent Estate Agent  
Covering Skye, Lochalsh & Wester Ross

**EXTERNAL:**

**SUBSTANTIAL DETACHED OUTBUILDING**

Raised decking to front elevation, glazed door, window to front elevation, full length window and glazed door to side elevation, power and light.

**GARDEN**

Gated access is directly from the township road, which opens to off-road parking and the garden area, the garden is laid mainly to grass with some planting and offers excellent views to Loch Bracadale.

**EXTRAS**

Included in the sale are the cooker, dishwasher and fitted floor coverings. Other items may be available by separate negotiation.

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

**HOME REPORT:** Available from RE/MAX Skye

**COUNCIL TAX BAND:** C

**EPC RATING:** D (57)

**LOCATION:** Follow the A87 North at Sligachan take the A863 towards Dunvegan, continue on this road until you reach Ose, shortly after you have entered the township you will see a sign to the left for Eabost West, number 10 is the first property on the right.

**ENTRY**

At a date to be mutually agreed.

**VIEWING:** Viewing this property is essential to be fully appreciated, Viewing can be arranged by calling the RE/MAX Skye office on 01471 822900 or by emailing [info@remax-skye.net](mailto:info@remax-skye.net)

**OFFERS:** Should be submitted in proper legal Scottish form to RE/MAX Skye Estate Agents, Garbh Chriochan Teangue, Sleat, Isle of Skye, IV44 8RE  
Email [info@remax-skye.net](mailto:info@remax-skye.net)

**INTEREST**

It is important that your solicitor notifies this office of your interest, otherwise the property may be sold without your



**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.



**FOR SALE**



**10 Eabost West**

**Struan, Isle of Skye IV56 8FL**

Traditional stone extended croft house

Delightful views to Loch Bracadale

Well-presented, 3 bedrooms, open-plan kitchen/dining/family room

Rurally located but convenient for all facilities in Dunvegan

Has been used as an occasional holiday let

EPC Rating: D (57)

**Offers Over £310,000**



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

Tel: 01471 822900  
[www.remax-skye.net](http://www.remax-skye.net)  
Email: [info@remax-skye.net](mailto:info@remax-skye.net)

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

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.

**10 Eabost West** is a traditional stone, 3 bedroom, extended detached croft house set within the crofting township of Eabost West in the spectacular Northwest of Skye. Sitting within private garden grounds and enjoying delightful views of Loch Bracadale, this well-presented property offers a combination of traditional and modern styling, including a generously proportioned open-plan family room. Currently both a family home and operating as a successful part-time holiday let, this charming rurally located property is conveniently located for access to all local facilities in Dunvegan and should be seen to be fully appreciated.

Call RE/MAX Skye today on 01471 822900 to arrange your viewing appointment.

**PROPERTY COMPRISES:**

**GROUND FLOOR:** Entrance Hallway, Bedroom, Bathroom, Open-plan Kitchen/Dining/Family Room, Utility Room, Shower Room, Sitting Room,

**UPPER FLOOR:** 2 Bedrooms

**EXTERNAL:** Enclosed Garden Grounds, Detached Timber Outbuilding

**LOCATION:**

Eabost West is a small crofting hamlet that nestles on the shoreline of Loch Bracadale and lies between Struan & Dunvegan on the Northwest coast of Skye. It is well placed to take advantage of the many outdoor pursuits Skye is renowned for including hillwalking, fishing, kayaking, diving, cycling and much more.

Local amenities can be found approximately 3 miles away in Struan itself and include a village shop, garage, Post Office, restaurant, jetty, church, The village of Dunvegan is approximately 7 miles away and offers a good range of further local amenities including dentist, medical centre, village hall, garage, petrol stations, grocery stores and a range of hotels, bars and restaurants, not to mention Skye's famous and historic Dunvegan Castle. Portree, the Island capital, is about 9 miles northeast from Struan.

**ACCOMMODATION**

10 Eabost West is approximately 100 years old with later extensions and now extends to some 117m<sup>2</sup>, the property benefits from timber double and triple glazed windows, heating by way of a wood pellet stove to radiators, supplemented by stoves in the open-plan family room and sitting room. The property sits within private garden grounds and enjoys superb loch views.

**ENTRANCE HALLWAY:** Timber covered porch enters, exterior door with side window, shelved storage, high level shelving, downlights, radiator, tile floor, access to bedroom, bathroom, open-plan family room:



**BEDROOM 1:** Approx. 3.94 x 3.05m Window to front elevation with loch views, window to side elevation, downlights, radiator, timber flooring.

**BATHROOM:** Approx. 2.66 x 1.77m Frosted window to front elevation, bath with shower over, vanity sink set into worktop with storage under, WC, downlights, ladder radiator, painted timber floor.

**OPEN-PLAN KITCHEN/DINING/FAMILY ROOM:**

**DINING/FAMILY ROOM:** Approx. 5.53m x 4.11m Shallow bay window to front elevation with loch views, freestanding stove, tile insert and timber surround, two under stair cupboards, distressed stripped timber ceiling, downlights, painted timber flooring, exterior door to rear elevation opening into timber cover porch, access to kitchen, sitting room, utility room, stair to upper floor:

**KITCHEN:** Approx. 3.80m x 3.23m Open access, window to rear elevation, two Velux roof lights, range of hand-crafted kitchen units with worktop over, 1.5 bowl inset stainless steel sink, built-in dishwasher, 5 burner slot in cooker, space for fridge/freezer range of built-in shelving, small breakfast bar area, tiling to splash backs, downlights, painted timber flooring, access to entrance hallway, utility room:

**UTILITY ROOM:** Approx. 1.79m x 1.23m Open access, butler sink, plumbing and space for washing machine, tiling to splash back, downlights, vinyl flooring, access to shower room:

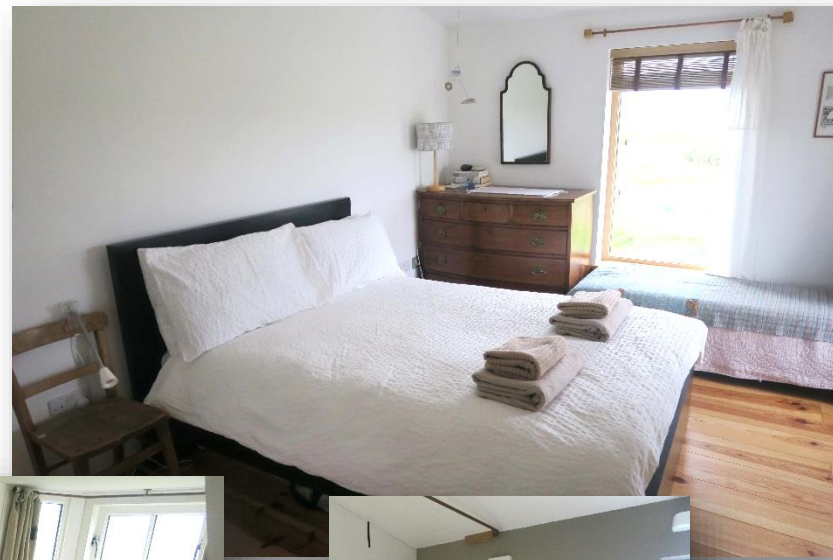
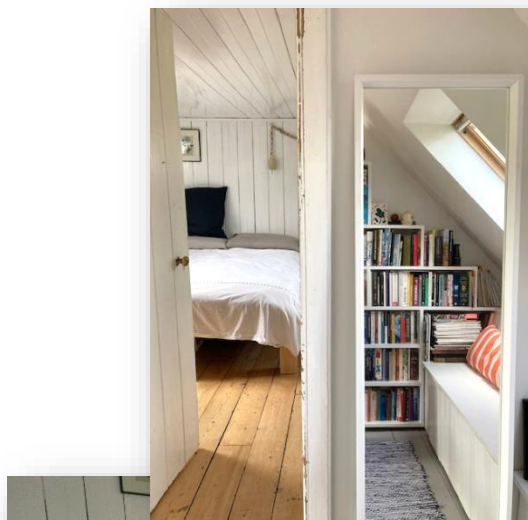
**SHOWER ROOM:** Approx. 1.79m x 1.66m (at widest points) Small, frosted window to front elevation, built-in shower tray, small wall mounted sink, WC, downlights, ladder radiator, vinyl flooring.

**SITTING ROOM:** Approx. 4.13 x 3.73m Deep sill window to front elevation with loch views, deep sill window to side elevation, free standing Jotul stove standing on a slate tile hearth, tiles insert and wooden mantel, painted 'V' lining to dado height, built-in range of shelving, radiator, painted timber floor.

**STAIRS AND UPPER FLOOR LANDING** Timber painted stairs with rise to a painted timber landing, Velux at turn of stair, Velux to front elevation, 'V' lining to walls and ceiling, built-in seat, built-in bookshelves, access to two bedrooms:

**BEDROOM 2:** Approx. 4.12m (under coombs) x 3.66m Small, raised bay window to front elevation with loch views, 'V' lining to one wall and ceiling, two wall lights, radiator, timber flooring.

**BEDROOM 3:** Small, raised bay window to front elevation with loch views, radiator, timber flooring.



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