The Isle of Skye Estate Agency

www.iosea.co.uk

The Isle of Skye Estate Agency
Portree Office: sales@iosea.co.uk
01478 612 683
Kyle Office: kyle@iosea.co.uk
01599 534 555

The Sycamores & Bracadale Holiday Cottages.

Offers Over £680,000

- Life Style Business Opportunity
- Substantial 4 Bedroom Owners Accommodation
- Three Self Catering Cottages
- Substantial Garden Grounds
- Central Location
- Sea Views

Description The Sycamores:

Superb opportunity to acquire a successful business consisting of three self-catering cottages and impressive owner's accommodation on the ever popular and growing tourist destination of the Isle of Skye. They are set in a central position on the rugged west coast. All properties have lovely sea views.

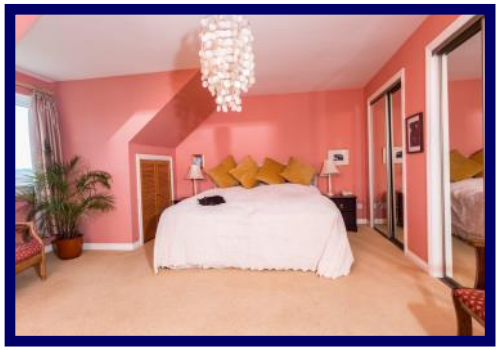
This ongoing business has a proven track record of profitability with full bookings, of which 40% are repeat bookings. It has the potential for further growth.

Unique opportunity not to be missed to purchase a successful lifestyle business in a truly stunning location.

The Sycamores

A substantial well presented four bedroom property set in an elevated position with panoramic sea views located in the peaceful township of Balgown, Struan.

Presented in walk in condition The Sycamores offers spacious family living with the potential to be run as a Bed & Breakfast. The property benefits from oil central heating, two multi fuel stoves, UPVC double glazing, 12 solar panels and large integral garage/workshop.
The accommodation is set out over two floors and comprises on the ground floor: entrance vestibule, hallway, lounge, open plan kitchen/family room, double bedroom, utility room and integral garage/workshop. On the first floor are three further double bedrooms (one en-suite), store room and landing.



Description Holiday Cottages:

Three purpose built self catering detached bungalows with uninterrupted sea views. Each cottage has been built to the same specification and the accommodation within comprises entrance vestibule, hallway, lounge, kitchen/diner, bathroom and three bedrooms. Each cottage further benefits from multi fuel stoves, UPVC double glazing, electric heating and is fitted out with safety systems to comply with current health and safety regulations.

Note:

All fixtures, fittings and full inventory as used in relation to the running of the cottages are included in the sale.

Accounts:

Details of occupancy rates and accounts information will be made available to the solicitor of prospective purchasers via the sellers' solicitor once a formal note of interest has been made and after viewing of the property.

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Services:
Mains water and electricity.
Drainage to septic tank.

Council Tax:
Band F

EPC Rating:
Band C House
Band E Cottages

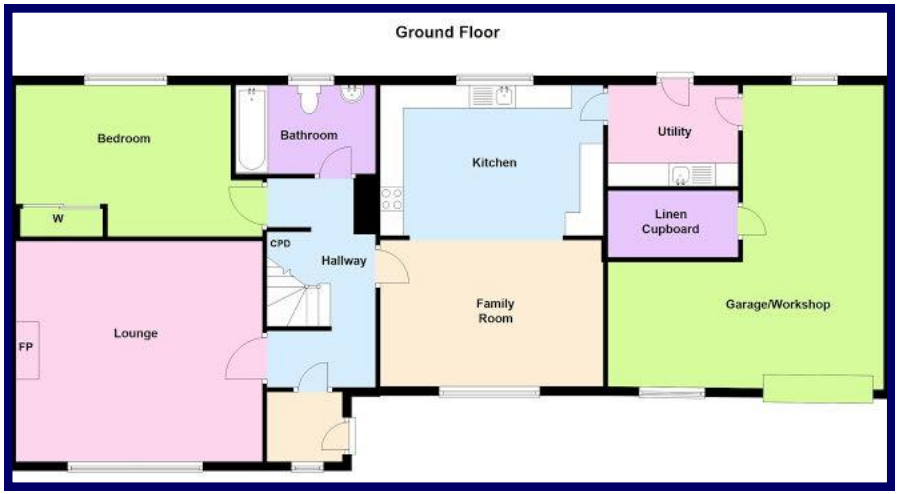
Home Report:
Please contact The Isle of Skye Estate Agency.

Viewings:
Strictly by appointment through The Isle of Skye Estate Agency.

Entry:
By mutual agreement.

Directions:

From Portree take the B885 towards Struan and continue on this road, at the junction turn right onto the A863 to Dunvegan. The Sycamores and holiday cottages will be clearly signposted on your right hand side.



It is important that if you retain an interest in the acquisition of this property you arrange for your interest to be formally noted to this Agency, otherwise a sale may be concluded on a closing date set without you having been advised.

Every reasonable care has been taken in the drawing up of these particulars for the guidance of interested parties. They are believed to be correct but no guarantee of their accuracy is given and no error or misdescription herein shall annul any sale or be made the subject of compensation by either side. Neither shall these details be deemed to form any part of any contract by either side. Prospective purchasers are advised to take legal advice on the extent and nature of the subjects they propose to acquire.

The Isle of Skye Estate Agency
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Kyle of Lochalsh
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