

An aerial photograph of a coastal landscape. In the foreground, a small peninsula is covered in lush green trees and vegetation. A small white building with a dark roof is visible on the left side of the peninsula. A stone wall runs along the edge of the peninsula, separating it from a sandy beach. The beach is composed of light-colored sand and small stones. In the middle ground, a large body of water, likely a loch or bay, stretches across the frame. The water is a deep blue color with some ripples. In the background, a range of mountains with green slopes and rocky peaks rises above the water. The sky is blue with scattered white clouds.

GLENELG HOUSE

Glenelg, Kyle of Lochalsh





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KYLE OF LOCHALSH 25 MILES • INVERNESS 62 MILES • EDINBURGH 195 MILES

Glenelg House is situated in an enviable position, facing southwest and enjoys wonderful views across the sea to the Isle of Skye. Glenelg House was built in the 1950's of timber framed construction and stands in mature and secluded grounds, extending to approximately 2.5 acres, just outside the village of Glenelg. The property has been in the same ownership since the late 1950's. The property is now in need extensive renovation, or indeed, there is an exciting opportunity for a buyer to replace the existing property with a modern new build, subject to the necessary planning permissions.

With its close proximity to the sea at Glenelg Bay, just a stone's throw away, Glenelg House offers the keen boating enthusiastic the opportunity to take a mooring and enjoy the west coast and all it has to offer.

The village of Glenelg offers a range of services including The Glenelg Inn, which offers good quality food and a lively bar, with a beer garden overlooking the sea across Glenelg Bay. There is a village shop and the Glenelg and Arnisdale Community Hall with cafe. A little further along the road through the village you get to the Skye Ferry, which takes a handful of cars across the sound to Skye. There's a cafe and car park by the ferry with lovely views. Glenelg offers access to some of finest beaches on the west coast including Sandaig and others nearby.

Accommodation briefly comprises:

- **Large Conservatory: 37ft x 8.5ft** - Flagstone floors, sliding patio doors and original tongue and groove panelling, power points.
- **Kitchen/breakfast room: 16ft x 9ft** - Four burner gas hob, Hotpoint electric double oven, Zanussi dishwasher. Storage cupboard.
- **Drawing room/Sitting room: 18ft x 17.9ft** - Stone hearth with wood burning stove. Original tongue and groove panelling. Views over the sea to Skye. Sliding patio doors to the patio and garden. Electric radiator.
- **Inner Hall:** Ladder/stairs to large eaves storage measuring 30ft x 7ft. Cupboard space.
- **Main Bedroom: 19.6ft x 16.9ft** - Double bedroom. Wonderful sea views. Built-in wardrobes. South west facing. En suite Bathroom: Bath, hand basin and WC.
- **Bedroom: 13ft x 8ft** - Cupboard with hot water cylinder. Power points.
- **Bedroom: 9.8ft x 7.20ft** - Electric radiator. Storage cupboard.
- **Bathroom:** Bath, hand basin. WC. Electric heated towel rail.
- **Bedroom: 9.80ft x 6.80ft** - Electric radiator.

The grounds

Glenelg House occupies a wonderful, south west facing position on a large elevated 2.5 acre site (1.03 hectares) with superb views overlooking the sea to the Isle of Skye. Glenelg House is accessed via an unmade gravel track that leads up a short incline from the main road just outside the village, past the War Memorial. The extensive grounds comprise of mixed shrubs, rhododendrons and mature trees. The views from Glenelg House could be greatly enhanced with some cutting back and tree felling. There is huge potential to develop the grounds and bring back to their former glory.

In our opinion this site offers a wonderful opportunity to build a dream home on the west coast of Scotland.













THE GREEN HOUSE

The Green House, a delightful one-bedroom cabin, which stands in the grounds of Glenelg House, in a secluded position at the most south westerly point, has been a huge success as a self-catering rental. With its own private footpath access and fantastic panoramic views, it is the perfect place to watch the sun go down.

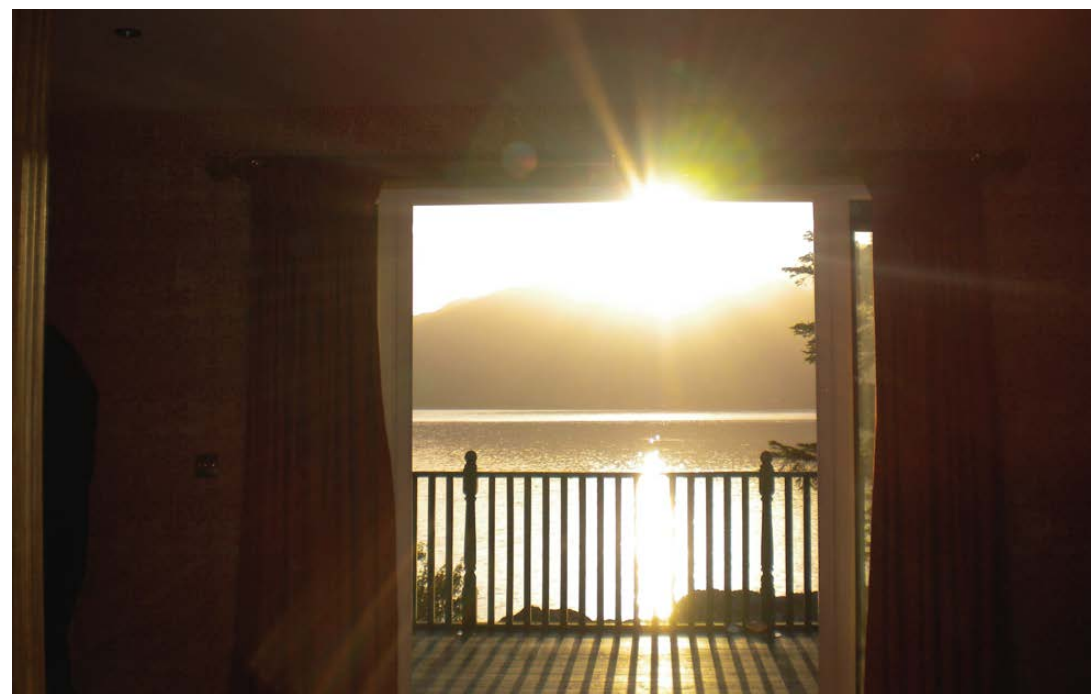
From the start of the main drive, a private gravel pathway leads to the The Green House.

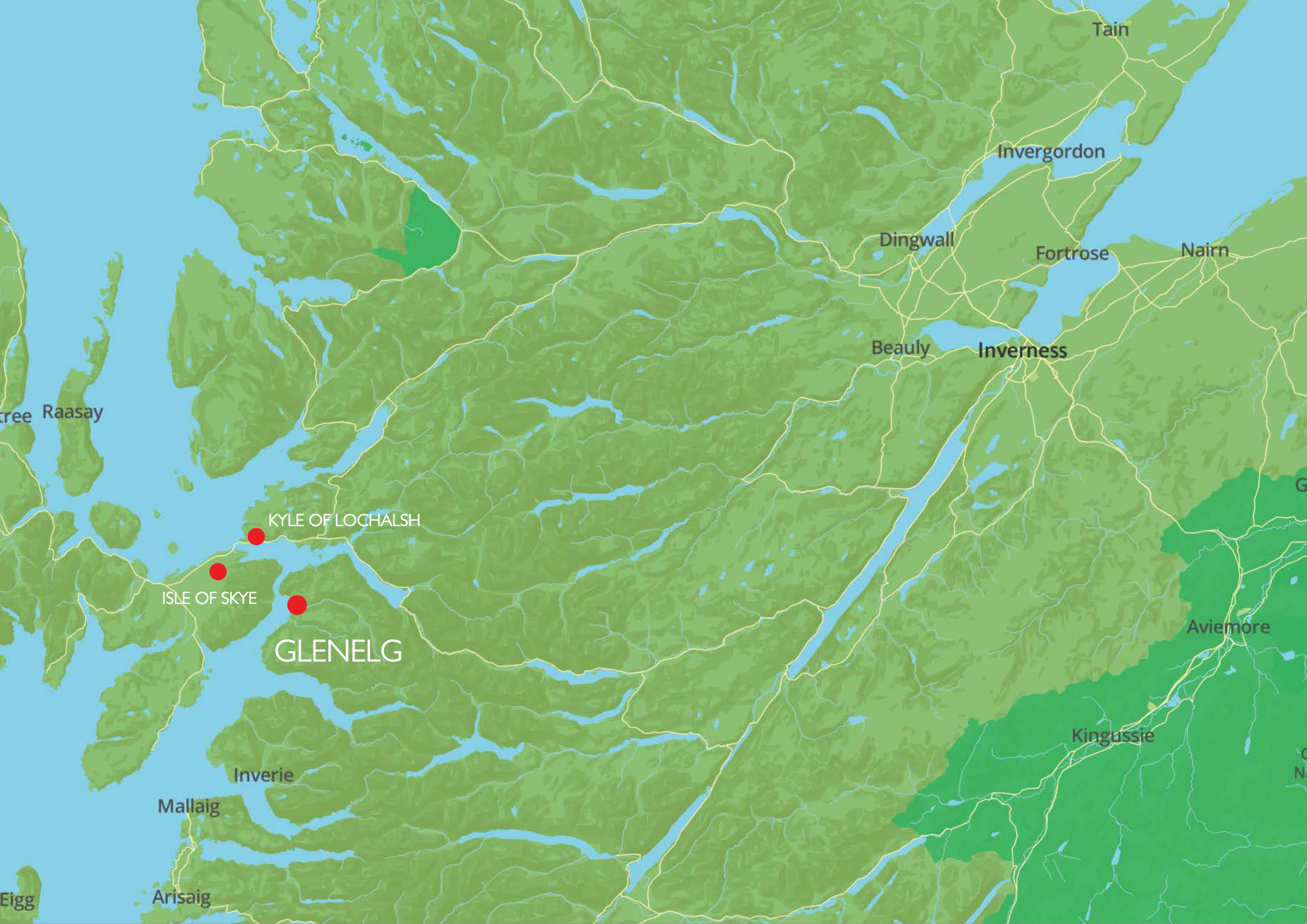
- **Kitchen area** - equipped with cooking facilities and washing machine.
- **Bedroom/sitting room: 14.75ft x 14.5ft** - Four poster bed with recessed lighting above. Concealed bath at the end of the bed. Electric radiator.
 - **En suite shower room.WC.**
- **Sliding French doors to extensive south west facing decking area.**











Tain

Invergordon

Dingwall

Fortrose

Nairn

Beauly

Inverness

tree Raasay

KYLE OF LOCHALSH

ISLE OF SKYE

GLENELG

Inverie

Mallaig

Arisaig

Eigg

Aviemore

Kingussie





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1. These particulars have been prepared and are intended to provide a fair and substantially accurate overall description purely for the guidance of potential purchasers and do not constitute part of an offer or contract, either express or implied. No responsibility is assumed for the accuracy of individual items within these particulars and prospective purchasers ought to seek their own professional advice.
2. These particulars have been prepared in good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase and may wish to instruct an independent survey.
4. The photograph/s depicts only certain parts of the property. It should not be automatically assumed that all contents/furnishings/furniture, etc. photographed are included in the sale. No assumptions should be made with regard to parts of the property that has not been photographed. Please ask for further information if required.
5. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are NOT precise. Certain measurements have been taken using a sonic measuring apparatus. If such details are fundamental to a purchase, purchasers are asked to contact the office for further verification, particularly if travelling some distance to view the property. All descriptions, dimensions, areas, reference to condition, and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item.
6. IMPORTANT NOTICE - Neither these particulars nor any subsequent communication by us on behalf of the vendors relative to the property shall be binding upon 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 or is granted in pursuance of any such document.
7. ENTRY - Entry will be as mutually agreed.
8. CLOSING DATE - A closing date by which offers must be submitted may be fixed at a later date unless the property has been sold previously. Prospective purchasers who have notified their interest to George Goldsmith Ltd in writing, will receive a letter drawing their attention to the closing date. 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.
9. OFFERS - Formal offers in the acceptable Scottish form should be submitted, through a Scottish Lawyer, to the selling agents, George Goldsmith Ltd, 48 North Castle Street, Edinburgh, EH2 3LU. Tel: 0131 476 6500. E-mail: info@georgegoldsmith.com. Offerors, particularly those from England, should satisfy themselves, through their Scottish Lawyer, that they fully understand the implications of offering under Scottish Law.
10. 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.
11. CONDITIONS OF SALE - A deposit of 10% of the purchase price shall be paid within seven days of completion of missives, which deposit will be non-returnable in the event of the purchaser failing to complete the purchase for reasons not attributable to the Seller or their Agents. The balance of 90% will become payable on entry. Interest will be payable on the balance at the date of entry until paid at a rate of 5% over the Bank of Scotland basic rate, notwithstanding consignment.
12. MOVEABLES - Fitted carpets and floor coverings in the property are included in the sale.
13. HEALTH AND SAFETY - Given the potential hazards of a rural property, we ask you to be as vigilant as possible for your own personal safety.
14. SOLICITORS - TBC
15. VIEWING - Viewing is by prior appointment only, through the Selling Agents, George Goldsmith Ltd, 48 North Castle Street, Edinburgh EH2 3LU, Tel: 0131 476 6500.