



9 Borreraig, Isle Of Skye, IV55 8ZY

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- Peaceful, Scenic Setting On Isle Of Skye
- Living Room With Log-Burning Stove
- Two Spacious Double Bedrooms With Character
- Additional Detached One-Bedroom Bungalow
- Open Plan Kitchen And Lounge In Bungalow
- Set In Expansive Garden Grounds
- Modern Kitchen With Gas Range Cooker
- Oil Central Heating & Double Glazed Windows
- Ideal Setup For Airbnb Or Holiday Let
- Off-Grid Feel Yet Nine Miles To Dunvegan

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With panoramic rural views and abundant potential, this impressive property in Borreraig offers not only a traditional Skye home packed with character, but also a contemporary, detached one-bedroom bungalow perfect for holiday letting, multigenerational living or simply enjoying added space and flexibility.

Inside the main house, the entrance hall gives access to both the living and dining rooms. In the living room, a deep-set front window adds charm and a wood-burning stove sits proudly within a stone hearth beneath a painted timber mantle. The upper walls are finished in crisp white, while the lower half is clad in grey-painted timber panelling, adding warmth and a traditional touch. A patterned grey feature wall enhances the hearth's presence and anchors the space beautifully.

The dining room continues the same thoughtful décor - white upper walls and grey-painted lower panelling - and is fitted with a large radiator and space for a generous dining table and chairs. Grey laminate flooring underfoot adds a practical, modern contrast.

To the rear, the kitchen is finished in a clean, light colour palette, with white cabinets, white work surfaces and matching splashbacks. A dark sink and modern tap provide contrast beneath the window, while the freestanding gas range cooker is served by a stylish extractor hood. The result is a bright, functional space that feels connected to its surroundings.

A rear cloakroom and utility space includes extra white units and a second dark sink, offering ample storage and workspace. There's also undercounter space for laundry appliances in here and a convenient toilet neatly tucked within the room.

Heading upstairs, the staircase is carpeted in thick grey, twisting gently to a landing that accesses two well-presented bedrooms and a smart shower room.

The larger bedroom features white walls, a grey-painted feature wall and a full-length built-in wardrobe with white panelled doors. The authentic wooden flooring and deep-set window add cottage character, while a radiator sits beneath the window to provide warmth and comfort.

The second bedroom is similarly appealing, with white walls and a feature wall in mustard. A deep-set window mirrors that of the other bedroom and the same attractive wooden flooring continues throughout. Though slightly smaller, this is still a comfortable double, with a radiator on the far wall to keep you warm year round.

The shower room is fresh and neatly arranged, with a mains-fed corner shower housed in a cubicle with chrome detailing. A modern sink sits atop a compact unit for bathroom storage while a traditional-style white radiator stands beside the toilet. The white colour scheme and thoughtful layout make the most of the space.

The main house benefits from oil-fired central heating via a Grant Vortex outdoor combi boiler, with thermostatically controlled radiators throughout the home and hot water supplied on demand. Windows and both entrance doors are modern uPVC double-glazed units, offering energy efficiency and durability while maintaining the home's traditional charm. Bottled LPG gas serves the kitchen cooker while battery and mains-powered smoke alarms are present throughout.

Also within the grounds is the The Lambing Shed. This offers a superb bonus to the property, a one-bedroom modern bungalow constructed in 2019, providing excellent potential for income through holiday letting or to be used simply as a luxurious guest retreat.

Its own entrance hallway includes a practical countertop with space beneath for laundry appliances. This opens into a bright open-plan living and kitchen area where white cabinets contrast beautifully with black laminates and appliances. There is an integrated oven and hob with black extractor above, along with space for a tall fridge-freezer and dishwasher. Ceiling spotlights add a contemporary finish, while grey laminate flooring continues throughout the space. The lounge area enjoys ample room for comfortable seating and a dining table, with natural light streaming in through the French doors that open to the garden.

The bedroom is a generous double, painted white with a radiator beneath the window. It's a calm, uncluttered space that complements the bungalow's clean, modern feel.

Leading from the bedroom is the shower room, a smartly finished room with white painted walls, white tiled shower enclosure and a rainfall shower. A sleek grey vanity unit houses the sink and provides essential storage, completing a stylish and practical space.

Heating in the Lambing Shed is supplied by an LPG-fired boiler, with radiators throughout and additional benefit is gained from solar PV panels mounted on the mono-pitched roof.

Outside, both properties enjoy garden grounds to the front, side and rear, mostly laid to grass, gravel and paving. The open outlook across the surrounding landscape adds a sense of peace and seclusion. Boundaries are defined by post and wire fencing, and there is ample scope for further landscaping, cultivation or creative outdoor use.

Altogether, 9 Borreraig and The Lambing Shed presents a rare opportunity to own not just a beautiful Skye home, but a flexible, multi-purpose property with lifestyle and income possibilities. A truly special find in an exceptional setting. Contact Hamish Homes right now to book your very own private viewing, but don't hang around as properties like these don't stay on the market for long!

#### About the Isle of Skye

The Isle of Skye is one of Scotland's most celebrated and dramatic locations, known for its rugged coastlines, mountainous landscapes and rich cultural heritage. At just 9 miles from the village of Dunvegan, this area of the island offers a peaceful rural lifestyle with the advantage of local amenities nearby. Dunvegan itself is home to shops, cafés, a medical practice and the historic Dunvegan Castle, the oldest continuously inhabited castle in Scotland.

The surrounding area boasts spectacular scenery, with wildlife, walking trails, lochs and beaches all easily accessible. Whether you're interested in hillwalking, photography or simply enjoying the views, the





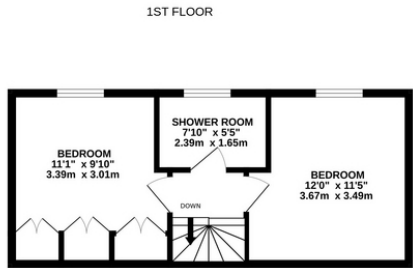
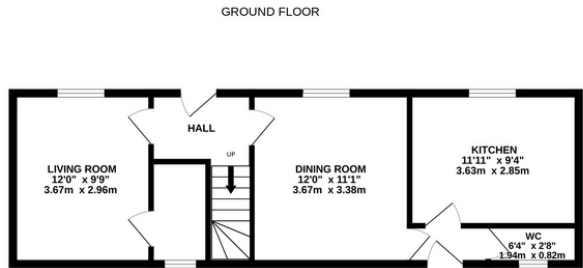


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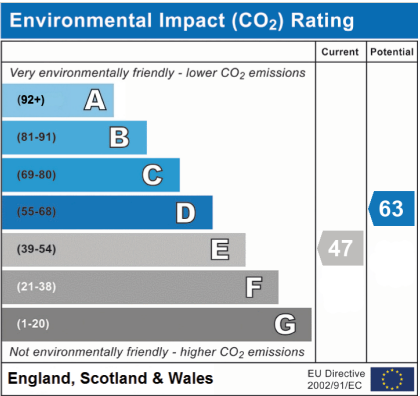
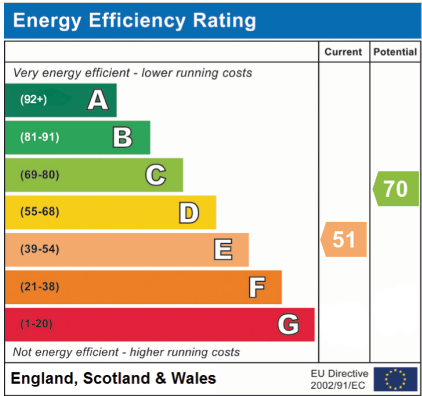
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Hamish

Kintail House, Beechwood Park,  
Inverness, IV2 3BW

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