

# Pipers Retreat

ULLINISH, STRUAN, ISLE OF SKYE, IV56 8FD



*SPACIOUS DETACHED HOME ON SKYE WITH 4  
BEDROOMS, STUNNING VIEWS, AND VERSATILE  
LIVING SPACES*



01463 211 116



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)







Set against one of Skye's most breathtaking backdrops, this expansive detached home offers flexible accommodation across two levels, with sweeping views of the Cuillin mountains, Loch Harport, Loch Bracadale, and, on clear days, the Outer Hebrides. Whether you're seeking a tranquil escape or a permanent Highland base, this home combines generous proportions with spectacular surroundings.

Thoughtfully designed to maximise space and natural light, the ground floor includes a bright sitting room, a separate dining room, a well-appointed kitchen with a central island, a double bedroom, a utility room with a Belfast sink, and a guest WC.













Upstairs, a vast upper lounge enjoys elevated views and could be reconfigured to create additional bedrooms, if required. The master suite benefits from a walk-in wardrobe and en-suite shower room, while a family bathroom with Jacuzzi bath and a further twin bedroom complete the upper floor.







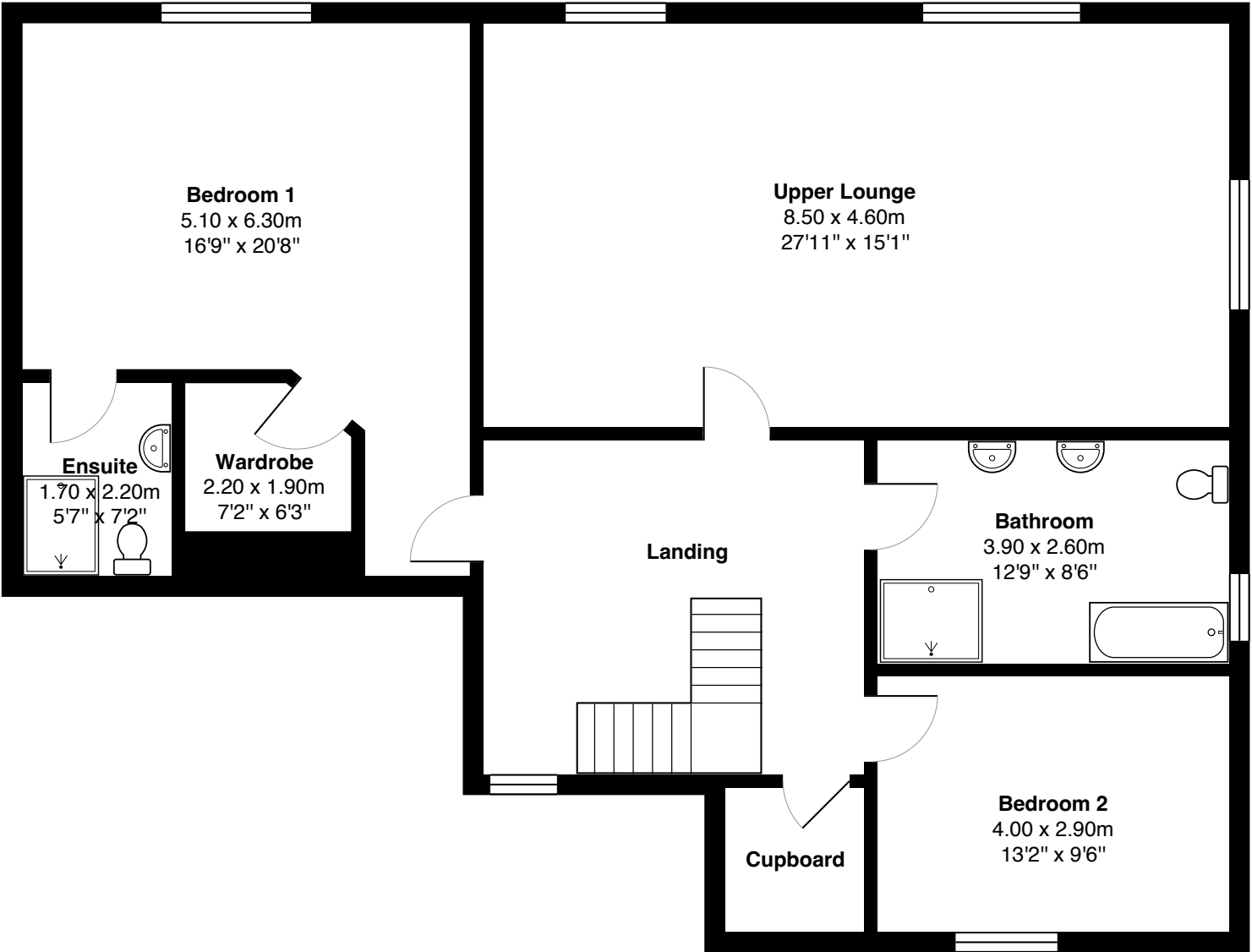
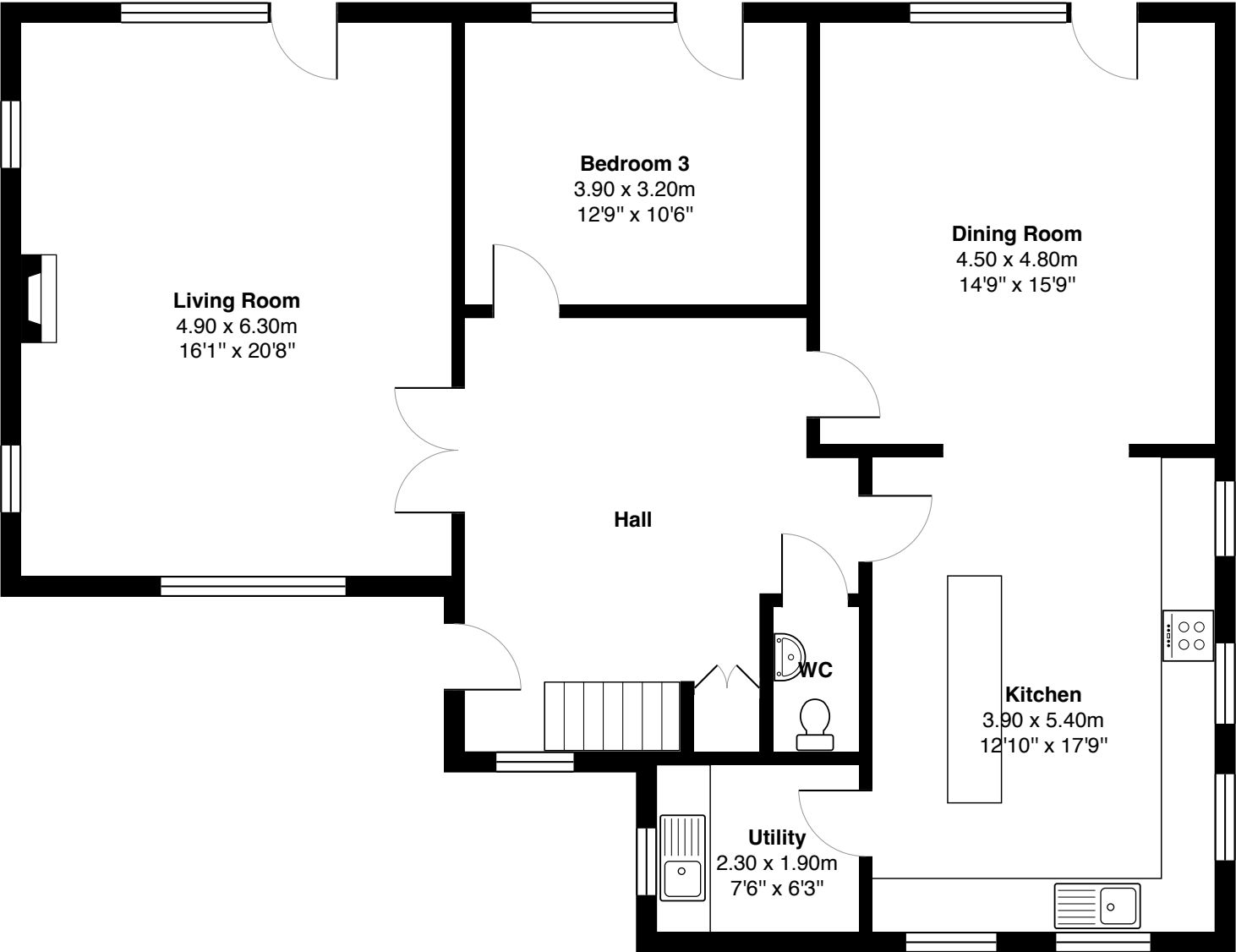






The main part of the house was built between 2008 and 2009. It is double-glazed throughout with white UPVC windows and features a traditional wooden staircase leading to a gallery-style landing. Two lofts provide generous storage; one extends 14 metres along the front of the house, and the other spans approximately 5 metres above the rear section. An additional storage space above the landing is ideal for luggage or bulkier items.





Gross internal floor area (m²): 231m²  
EPC Rating: D





Externally, the home is set within approximately 1.66 acres of private grounds, comprising a wild grassed area to the front (around an acre), with open southern exposure that conceals the septic tank, and a further half-acre of gently sloping grassland to the rear and side. A timber shed provides storage for tools or firewood, while a solid 6-meter concrete block-built garage adds further practicality.

The property is serviced by a Calor gas tank, maintained and refilled by the supplier, which fuels both the five-ring gas hob and the central heating system. Heating is also supplemented by a multi-burner stove, while hot water is provided by an electric boiler located in the utility room. This system is readily adaptable for solar integration, and the home's south-facing sloped roof makes it ideal for solar panel installation.

A soakaway system handles both wastewater from the septic tank, which typically requires emptying every five to six years, and rainwater from the roof is directed into a separate soakaway system.







Day-to-day living is well supported, with reliable courier services covering the area. Supermarket deliveries, household essentials, and other goods can often arrive the next day. Regular refuse collection services run weekly, helping maintain practical day-to-day living. Primary schooling is available in Carbost and Dunvegan, with secondary education provided at Portree High School.

Offering remarkable views, adaptable living space and generous grounds, this rarely available property presents a unique opportunity to secure a truly special home in a magnificent Skye setting.





Ullinish is a peaceful crofting area about a mile from Struan, a small but well-equipped village with essential local shops and services. Dunvegan, approximately 10 miles to the north, offers a broader range of amenities and cultural attractions, including the iconic Dunvegan Castle. Portree, Skye’s main town, is around 12 miles away via the scenic back road and provides a full range of shops, restaurants, and entertainment.

This part of Skye is a haven for outdoor enthusiasts. The surrounding area offers hiking and cycling trails, nearby beaches, forest walks, fishing spots, and wildlife watching—all set against some of Scotland’s most iconic scenery. It’s a place where peace, community, and adventure co-exist in perfect harmony.

Transport links are well established. The A87 trunk road, Skye’s main artery, is easily accessible by car and connects to the mainland via the Skye Bridge at Kyle of Lochalsh. From there, Inverness—approximately 75 miles away—serves as the region’s cultural and commercial centre.





# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01463 211 116

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
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Text and description  
**MARIE WOOD**  
Surveyor



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

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