

ASG COMMERCIAL

Erin Cottage and Skye Getaways (Self-Catering Business)
33 Kilmuir, Dunvegan, Isle of Skye, IV55 8GT

Guide Price £699,000
(Freehold)

- Established turnkey self-catering holiday letting business
- Prime trading location in Dunvegan, Isle of Skye
- Spacious and beautifully presented owner's accommodation
- Three attractive, fully equipped holiday letting units
- Spectacular views across Loch Dunvegan and MacLeod's Tables
- Landscaped grounds with ample private parking
- Impressive 9.7 rating on Booking.com and 5-star rating on Wanderlog
- Excellent lifestyle opportunity with a well-established, easily manageable business



Description

Erin Cottage and Skye Getaways presents an excellent opportunity to acquire an established turnkey holiday letting business with residential accommodation, situated on the edge of the picturesque village of Dunvegan on the Isle of Skye in a prime, elevated location.

The sale comprises Erin Cottage, an attractive three-bedroom family home offering spacious and comfortable living accommodation and three established holiday letting units comprising MacLeods View, a ground-floor 2-bedroom apartment, Skye Loft, a first-floor apartment and a separate garden cabin.

Combining a beautiful family home with a well-established holiday letting business, Erin Cottage and Skye Getaways offers an attractive lifestyle and business opportunity in one of Scotland's most sought-after tourist destinations, with the benefit of an existing income-generating business ready for immediate operation.







The Properties

Erin Cottage and Skye Getaways occupy a beautifully presented and thoughtfully landscaped site, with the residential house and three holiday letting units conveniently positioned within close proximity to one another whilst maintaining a sense of privacy for both the owners and guests.

Access is via a cattle grid leading to a tarmac driveway with ample parking. The grounds feature attractive lawned areas, landscaped gardens, pathways and steps, complemented by low boundary walls and fencing, all in keeping with the character and natural surroundings of the area.

Erin Cottage

Erin Cottage is a charming property, featuring rendered external walls beneath a pitched slate roof. It has been sympathetically extended over the years, incorporating an attractive larch-clad entrance porch to the front and a pent-roofed extension to the rear.

The cottage offers well-proportioned residential accommodation, comprising three generously sized bedrooms and two bathrooms, providing a comfortable and versatile family home.

Ground Floor

The property is accessed via a welcoming entrance porch, offering ample space for coats and outdoor footwear, which leads into the main reception hallway which has a built in, heated, coat cupboard. Attractive oak flooring extends throughout most of the ground floor, complemented by Dordogne-style internal doors and a feature timber staircase with spacious under-stairs storage.

The spacious, dual-aspect lounge benefits from three windows, allowing an abundance of natural light. Tastefully decorated, the room features a wood-burning stove with an attractive oak mantel, creating a warm and inviting focal point.

The lounge flows seamlessly into the open-plan kitchen and dining area. The modern, well-appointed kitchen features a range of stylish units and integrated appliances, including a microwave and double oven, with space for a dining table.

Leading off the kitchen is a well-equipped utility room with additional external access. It has wall-mounted storage cupboards and room to house two washing machines and a tumble dryer.. These laundry facilities are also made available by the current owners to guests staying in the holiday accommodation. A separate walk-in pantry benefits from natural light, additional worktop space and open shelving, providing an excellent food preparation and storage area. The pantry also has space to accommodate up to 2 tall fridge/ freezers and an under-counter fridge.

The ground floor further benefits from two bedrooms, comprising a rear double bedroom with freestanding storage and a generously proportioned front king bedroom 2 with fitted triple wardrobes.

Completing the ground floor accommodation is a spacious and well-appointed bathroom with velux roof window, featuring a bath and separate shower enclosure.

Room	Approx Size
Lounge	4.60m x 6.10m
Kitchen	3.92m x 3.65m
Rear Bedroom	2.75m x 3.94m
Front Bedroom	3.67m x 3.37m
Bathroom	3.67m x2m







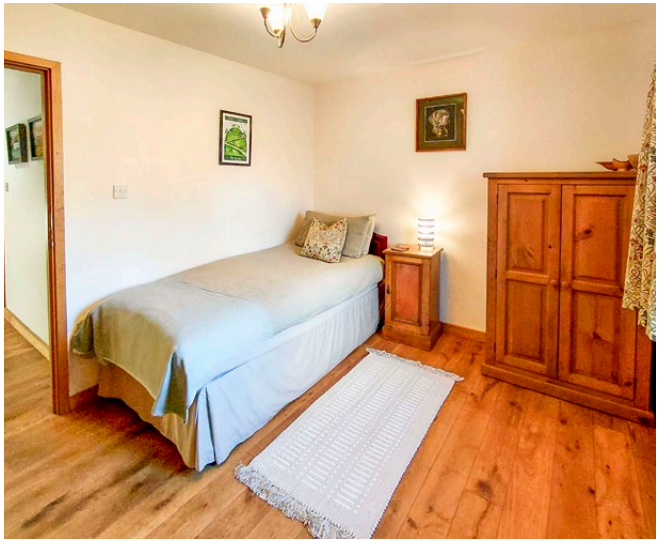


First Floor

The first floor boasts a king bedroom with attractive combed ceilings. Velux windows throughout allow an abundance of natural light.

The bathroom features a corner shower enclosure with a mains-fed shower, while ample storage is available throughout the upper level. A spacious landing offers an ideal opportunity to create a home office or study area. The first floor also has a walk-in wardrobe situated off the hallway and additional large walk-in storage cupboard off the bedroom.

Room	Approx Size
Bathroom	3.64m x 3.55m (at widest point)
Bedroom	3.66m x 4.15m







Skye Getaways – Holiday Let Accommodation

The Cabin

Extending to 26m², the Cabin is an attractive, self-contained holiday letting unit situated in the garden. Ideally suited to couples or solo travellers. Deceptively spacious, the accommodation comprises an open-plan bedroom and sitting room with a king-size bed and dining area, a kitchenette and a separate shower room.

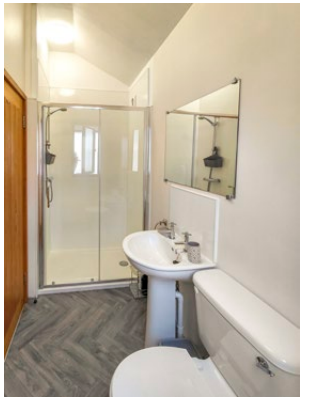
Fully refurbished in 2020, the Cabin is well presented and benefits from central heating, providing comfortable accommodation throughout the year. Additional facilities include Wi-Fi, car parking and access to the communal guest laundry in Erin Cottage and outdoor seating.













Macleods View

Extending to 89m², MacLeods View is a spacious and beautifully presented two-bedroom ground-floor holiday apartment, enjoying spectacular views across Loch Dunvegan towards MacLeod's Tables.

The accommodation comprises a comfortable lounge with a large picture, bay window, providing an impressive focal point and panoramic views of the surrounding landscape, a spacious and fully equipped kitchen/diner, two well-appointed bedrooms, one with a super king-size bed and the other with a king-size bed, together with two modern shower rooms.

Finished to a high standard throughout, the apartment offers comfortable and contemporary holiday accommodation, ideally suited to couples and families. The single-level layout and convenient parking immediately outside also appeal to guests who prefer accommodation without stairs.

Additional facilities include Wi-Fi and access to the communal guest laundry in Erin Cottage.















Skye Loft

Extending to 39m², Skye Loft is an attractive and well-presented one-bedroom first-floor holiday apartment, offering a cosy and comfortable retreat for couples or solo travellers.

Accessed via an external stone staircase, the accommodation comprises a bright and well-equipped kitchen, a welcoming lounge and dining area, and an attractively furnished king-size bedroom with oak furniture and an en-suite shower room.

The apartment benefits from Velux windows offering attractive views across Loch Dunvegan and towards MacLeod's Tables.

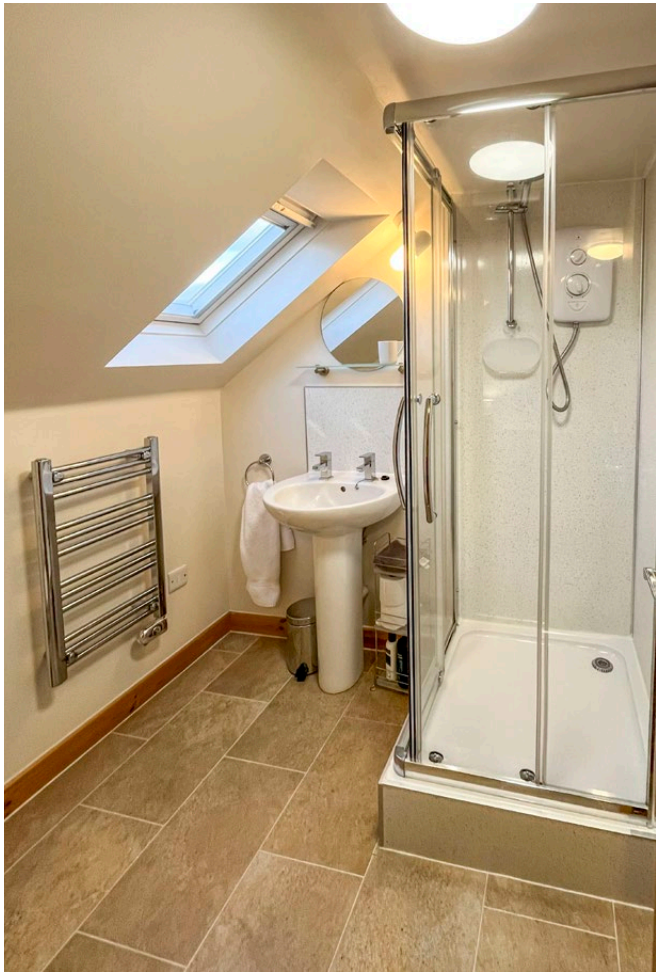
Well maintained and tastefully presented throughout, Skye Loft provides comfortable self-catering accommodation with additional facilities including Wi-Fi, car parking and access to the communal guest laundry in Erin Cottage.

Grounds

The grounds are attractively landscaped and well maintained, incorporating a tarmac driveway with ample parking, lawned areas and established rockeries. The landscaping is sympathetic to the natural surroundings and in keeping with the character of the Isle of Skye, providing an attractive setting for both the residential and holiday letting accommodation.













Trade

Skye Getaways operates as a successful family-run business, providing high-quality self-catering holiday accommodation, with the current owners residing on site in Erin Cottage. The business places a strong emphasis on supporting local suppliers, incorporating locally sourced products throughout the accommodation, creating an authentic and welcoming guest experience.

The business has established an excellent reputation, reflected in its exceptional guest reviews, achieving a rating of 9.7 on Booking.com and 5 stars on Wanderlog.

Currently trading below the VAT registration threshold by choice, Skye Getaways presents an attractive lifestyle business opportunity, with an established reputation and considerable scope for further growth and development under new ownership.

Staff

The business is operated solely by the current owners.

Reason For Sale

The business is offered for sale due to the current owners' retirement.

Location

Erin Cottage and Skye Getaways is situated in the picturesque village of Dunvegan, on the north-west coast of the Isle of Skye. A popular tourist destination, Dunvegan is renowned for its spectacular scenery, rich history and the famous Dunvegan Castle and Gardens.

The village benefits from a range of local amenities, including shops, cafés and restaurants, and provides an excellent base from which to explore the island's many attractions, including Neist Point Lighthouse, Coral Beach and the Cuillin mountains.

Dunvegan is also an attractive location for families, offering a welcoming local community and an abundance of outdoor recreational activities. Educational facilities include Dunvegan Primary School, with secondary education provided at Portree High School, making the location particularly appealing to families looking to relocate and enjoy a Highland lifestyle.

The Isle of Skye attracts visitors from across the UK and overseas, with its dramatic landscapes, abundance of wildlife and outdoor activities contributing to its popularity as a year-round holiday destination. The location is particularly well suited to those looking to combine family life with the operation of an established holiday letting business.

Services

Erin Cottage, Macleods View and The Cabin benefit from LPG central heating via a boiler and radiators. Skye Loft is heated by electric room heaters. All properties have private drainage via septic tanks.

Development Opportunities

The business offers excellent scope for further development, with opportunities to increase turnover through extending the trading season to operate on a year-round basis.

Erin Cottage could also be utilised as an additional self-catering holiday property, subject to the necessary consents and licensing requirements, providing a further income stream.

The current owners operate the business below the VAT registration threshold by choice. Incoming purchasers may wish to expand trading beyond this threshold, providing greater flexibility to maximise occupancy, turnover and overall business performance.

Accounts

Full accounting information will be made available to interested parties subsequent to viewing.

Licence

The business operates under a Short-Term Let Licence (STLL), licence number HI-30072-R, for secondary letting. The licence covers all three holiday letting units, comprising four bedrooms in total, with a maximum permitted occupancy of eight guests.

EPC Rating

Erin Cottage has an EPC rating of F (33), certificate reference number 4518-1022-6200-09887-3926. MacLeod View has an EPC rating of D (58), certificate reference number 2296-1057-9234-5039-6220, and Skye Loft has an EPC rating of D (64), certificate reference number 7119-7324-2100-0139-1226.

Title Number

Erin Cottage is registered under title number INV3715, whilst MacLeod View, Skye Loft and the Cabin are registered under title number INV4657.

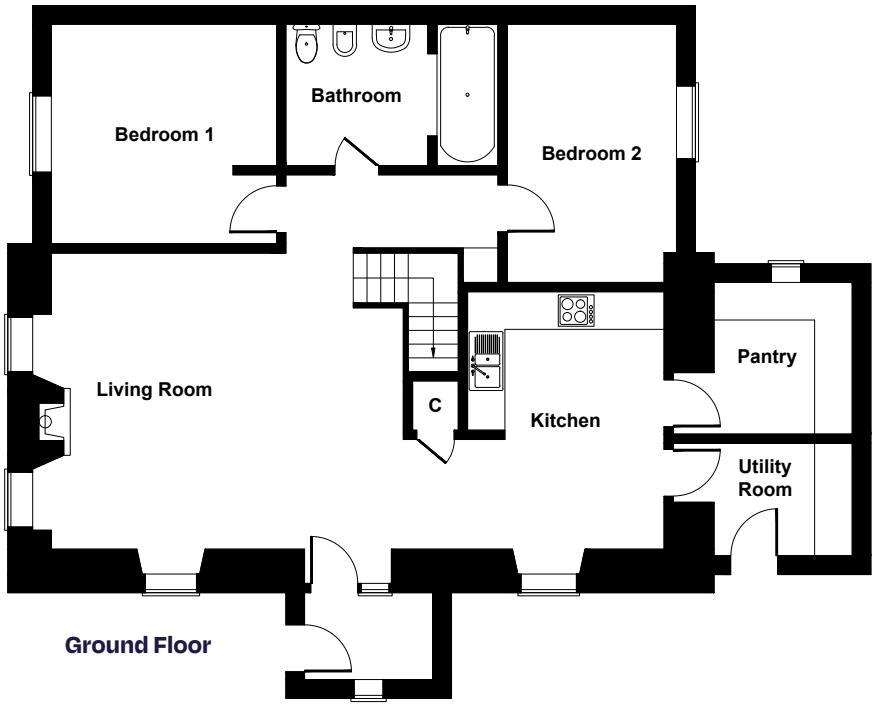
Rates / Council Tax

Erin Cottage falls within Council Tax Band E, property reference number 04/09/034255/4. Skye Getaways has a rateable value of £7,900 as of April 2026, property reference number 04/09/034250/9, and benefits from 100% rates relief under the Small Business Bonus Scheme, subject to eligibility.

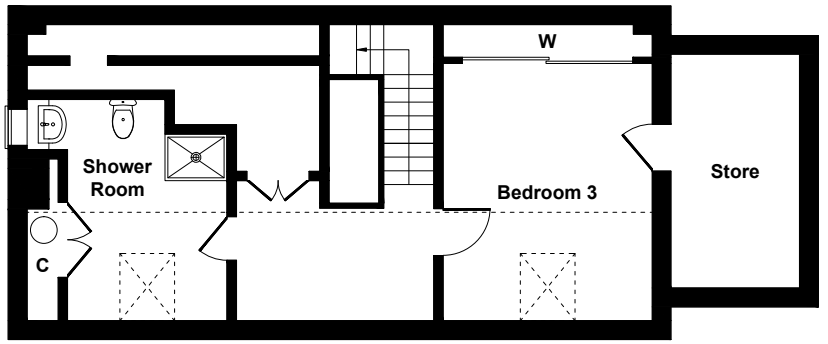
Website

The self-catering business has a dedicated website at https://www.skyegetaways.co.uk/

Erin Cottage

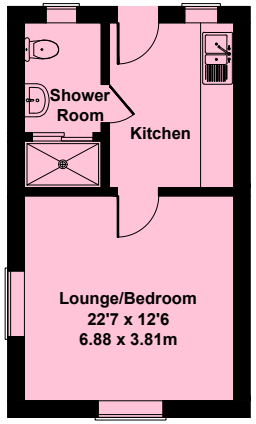


Ground Floor

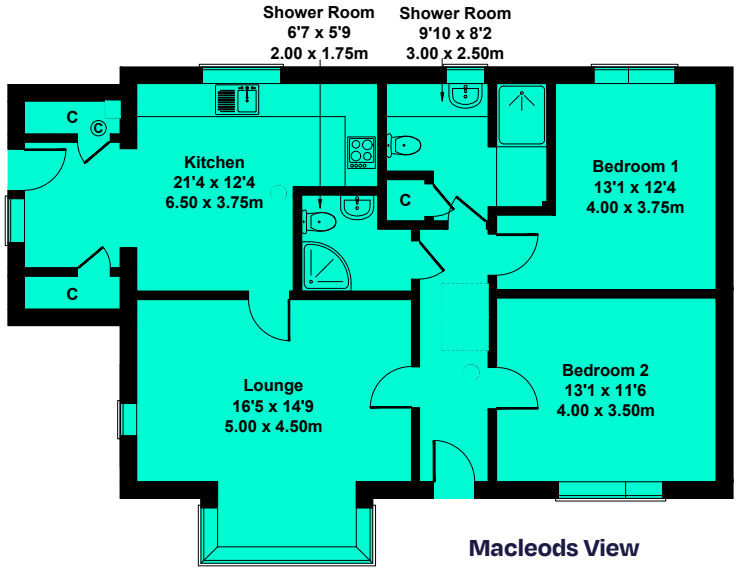


First Floor

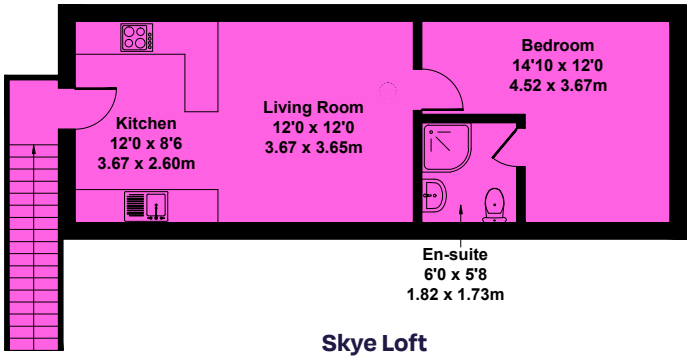
Skye Getaways Holiday Let Accommodation



Cabin



Macleods View



Skye Loft

Plans

An indicative plan is available upon request from the selling agents ASG Commercial.

Price

A guide price of £699,000 is invited for the heritable property complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation.

Finance & Legal Services

ASG Commercial Ltd is in touch with a variety of different lenders who can provide specialist finance. We will be delighted to discuss your financing requirements with you and make an introduction where appropriate. We also have many contacts in the legal profession who can assist in all legal matters arising.

Directions

See location map. What3words reference is ///worldwide.tried.pickles

Viewing

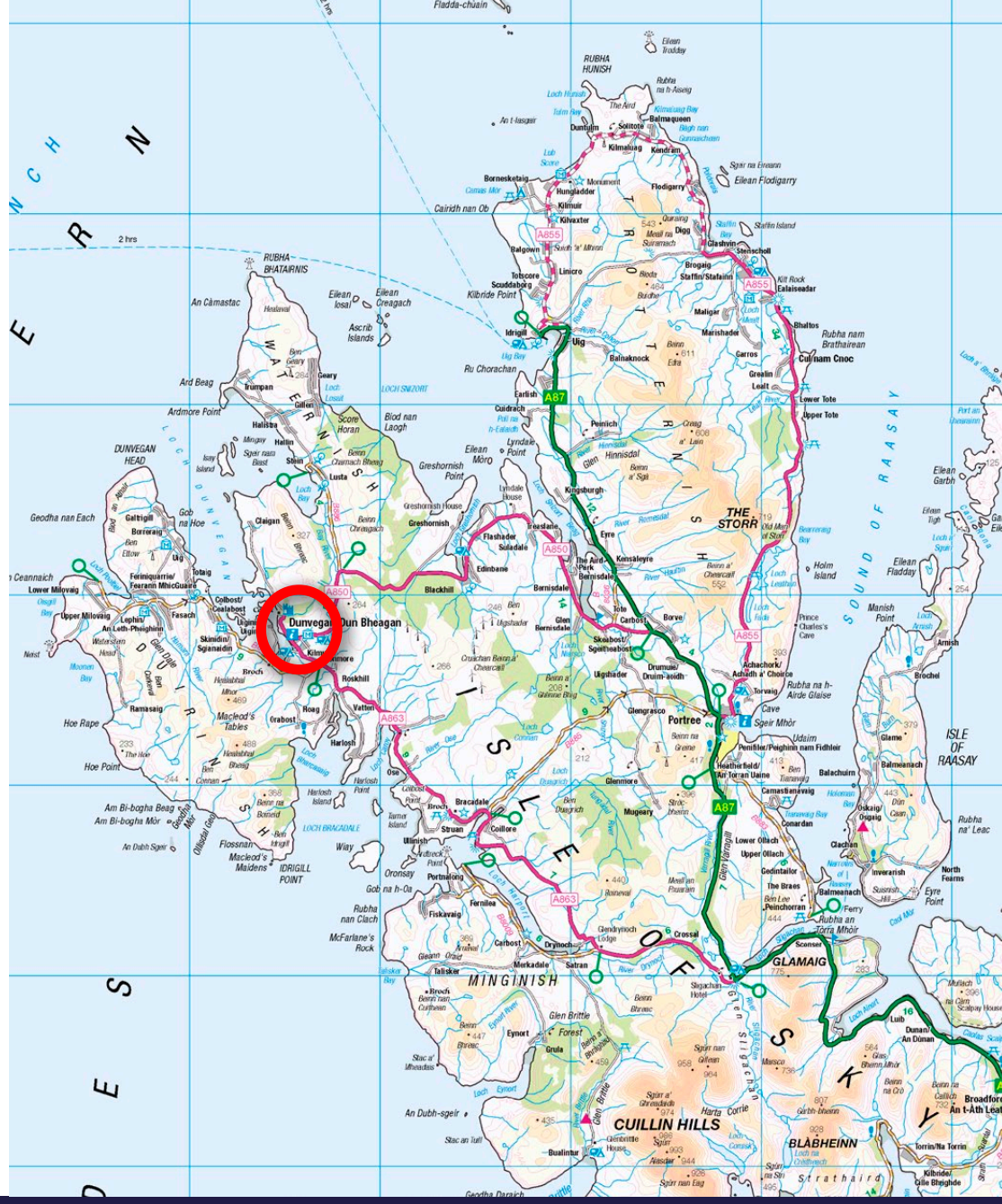
All appointments to view must be made through the vendors selling agents:

ASG Commercial Ltd, 1 Cromwell Road, Inverness, IV1 1SX

Tel: 01463 714757
E: admin@asgcommercial.co.uk
Web: www.asgcommercial.co.uk

Offers

All offers should be submitted in writing to ASG Commercial Ltd with whom purchasers should register their interest if they wish to be advised of a closing date, should one be set.



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