



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



Plot 7, Dun Hakaan Walk, Kyleakin, IV41 8PH.

New Build Project

2 Bedrooms

Personalise Your Home To Suit

Next To The Obbe Inlet With Views Of Castle Moil

Offers Over £240,000

High Quality Finishing's

Niche Development

Description:

Dun Hakaan walk is an exciting niche development in the popular village of Kyleakin where there is an opportunity to purchase one of just four stunning plots and build your own contemporary architect designed R.House.

We are delighted to have teamed up with award winning Rural Design Architects and James MacQueen Builders to bring you this wonderful opportunity of building your own design led, sustainable, contemporary R House designed, made and built here on the Isle of Skye.

The plots are set in a stunning location next to the beautiful Obbe inlet and boast views down towards Castle Moil. This development is ideal for family living with surroundings providing tranquility, while just a short walk away from the village facilities.

Each home will be fitted with modern heating technology by way of mechanical heat exchange and an air source heat pump, which along with high levels of insulation and air tightness make the homes exceptionally economical to run.

Interiors are just as spectacular as the exterior and accommodation is bright and airy. A high quality kitchen made by Hacker of Germany includes complimentary appliances, such as a hob, single oven and integrated dishwasher, seamlessly integrated into stylish, contemporary units. The luxury bathroom includes sanitary ware by Laufen of Switzerland. Optional upgrades provide a myriad of choices for you to personalise your home to suit your style.

Prices start from £240,000 and include the plot, connection to services and finished groundworks.

Plot 7 currently has planning permission in place for the development of an R2, two Bedroom property



Room sizes

GROUND FLOOR:

KITCHEN / DINING ROOM — 18.7 sqm

LIVING ROOM — 18.6 sqm

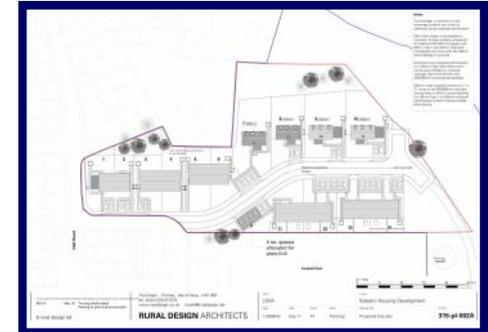
W.C - 2.8 sqm

FIRST FLOOR:

BEDROOM ONE — 14.1 sqm

BEDROOM TWO — 14.2 sqm

BATHROOM — 6.2 sqm





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Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

Strictly by appointment through The Isle of Skye Estate

Services:

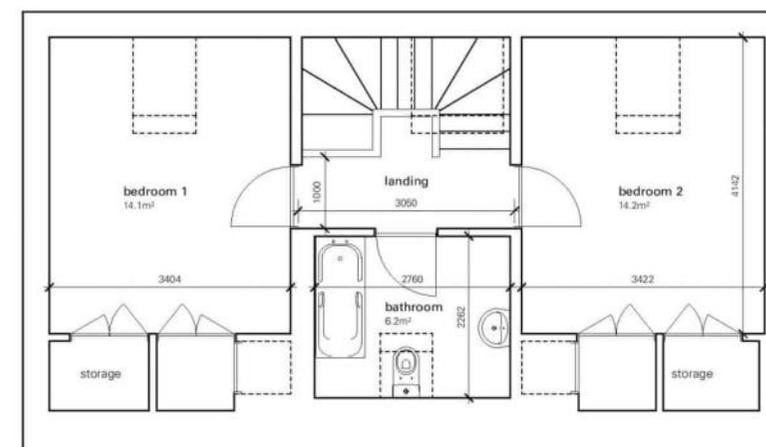
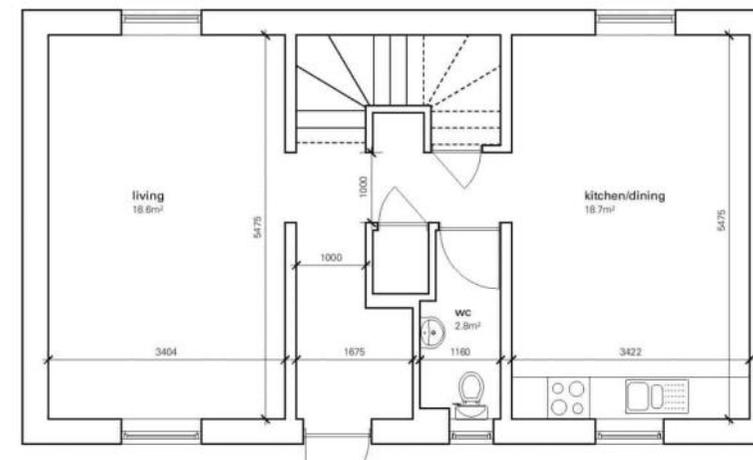
Mains water, electricity and drainage

Directions:

Continue through Kyleakin and take a your third right after the Community Centre, continue until you meet the junction where you will then take another right then an immediate left. The development lies in front of you here with the

Location:

The subjects are very conveniently positioned to take advantage of the facilities that the friendly village of Kyleakin has to offer and this includes a village shop, post office, café, hotels and pubs, along with a popular community centre. Situated between Kyleakin on the Isle of Skye and Kyle on the mainland is the Eilean Ban island – a 6 acre nature haven nesting below the Skye Bridge and which provides a place of interest to both locals and visitors alike. Kyleakin is connected via the Skye Bridge to the larger village of Kyle of Lochalsh on the mainland and is well placed to access the many amenities that this larger village has to offer including a supermarket, shops, post office, hairdressers, banks, leisure centre/swimming pool and with facilities of a modern medical centre and dentists. A regular bus service runs between both these villages. Primary schooling is available in Kyleakin, with secondary schooling in nearby Plockton.



It is important that if you retain an interest in the acquisition of this property you ar-

range 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

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