



6 Dunanellerich, Harlosh, Dunvegan, Isle Of Skye, IV55 8ZH
Offers Over £130,000

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6 Dunanellerich, Harlosh offers an excellent opportunity to acquire a fully serviced plot in an enviable position boasting stunning views towards the Cuillins, MacLeod's Tables and Loch Bracadale.

- Serviced 0.5 Acre Site
- Stunning Views
- Rural Location
- Off Road Parking

Services

Mains Electric, Mains Water. Drainage to septic tank

Tenure

Freehold

Council tax

Band A

Property Description

6 Dunanellerich, Harlosh offers an excellent opportunity to acquire a fully serviced plot in an enviable position boasting stunning views towards the Cuillins, MacLeod's Tables and Loch Bracadale.

The plot, extending to 0.5 acres, or thereby (to confirmed by title deed), benefits from already having water and electricity connected to a modern, open plan studio with a kitchen area, lounge and W.C. comprising a toilet and wash hand basin. The studio further benefits from laminate flooring, electric central heating and is painted in neutral tones. A hatch leads to a fully floored and lined loft with electrics. The loft space runs the full length of the building. With patio doors to the front elevation, leading to a decked area, the studio affords beautiful views towards the Cuillins and Loch Bracadale.

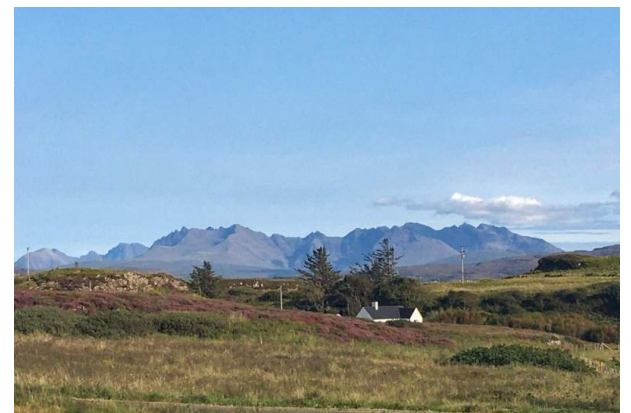
Planning Permission:

Full Planning Permission has been granted for the demolition of existing building and erection of house and garage, dated 22 July 2011. The work already undertaken is enough to satisfy the planners. The site is c. 0.5 acres or thereby (to be confirmed by title deed). Copies of this permission can be viewed at www.highland.gov.uk using planning reference number 11/01862/FUL where all relevant documentation can be viewed. Copies can also be made available on request from the Isle of Skye Estate Agency offices. Interested parties can also contact planning direct on 01349 868600.

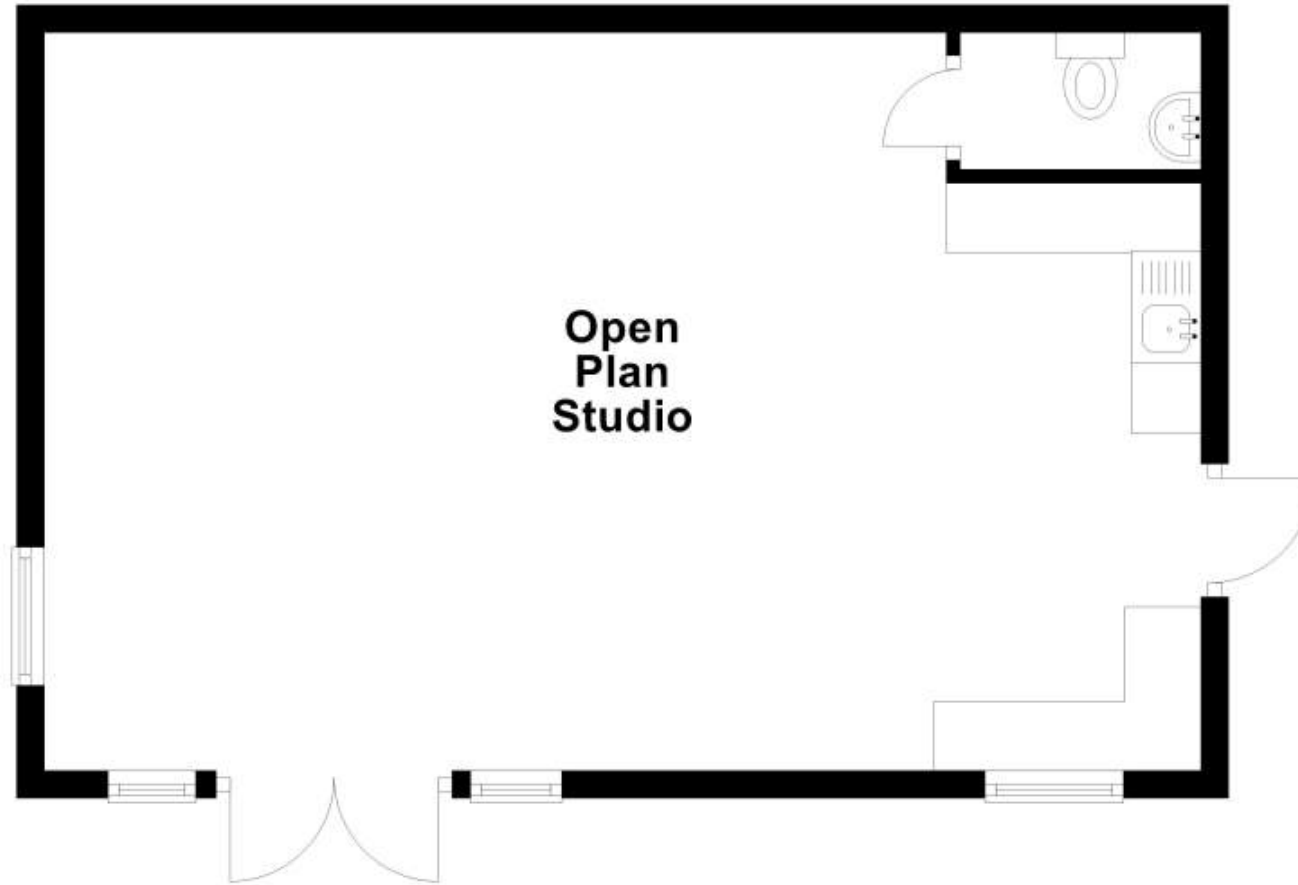



**Open Plan Studio (27' 5.13" x 17' 6.24")
or (8.36m x 5.34m)**

Open plan studio with small kitchen area and separate W.C. Laminate flooring. Double glazed windows and doors. Painted in a neutral tone. Patio doors lead to a decked area at the front affording views towards the Cuillins and Loch Bracadale.



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.