



Hillside Cottage

Kyleakin, Isle of Skye

A splendid four-bedroom cottage, with a one-bedroom annexe, set on the breathtaking Isle of Skye.

A beautifully presented detached home and separate annexe in an idyllic waterfront position in the harbour village of Kyleakin. The property offers flexible accommodation, together with captivating views across the water to the dramatic landscapes of the Western Highlands.

 1 RECEPTION ROOM	 4 BEDROOMS	 2 BATHROOMS
 ANNEXE	 GARDEN	 FREEHOLD
 RURAL	 1,298 SQ FT	 OFFERS OVER £445,000



The property

Hillside Cottage is a characterful waterside home with white-rendered elevations and an elevated outlook across the bay. It beautifully captures the charm of this historic harbour village, framed by the dramatic scenery of Skye and the Western Highlands beyond. The main house offers almost 1,300 sq ft of light, welcoming accommodation, complemented by a one-bedroom annexe—ideal for guests or as a holiday let.

At the heart of the cottage lies a cosy sitting and dining room with space for both seating and a dining table, a fireplace with log burner, and a large picture window framing the harbour views. The adjoining kitchen features fitted units, wooden worktops, and ample space for appliances. The ground floor also includes a versatile principal bedroom, which could serve as an additional reception room.

Upstairs are three further bedrooms, each enjoying elevated outlooks towards the harbour and Skye Bridge. The first floor also features a bathroom with over-bath shower, and a second shower room, both fitted with WCs.

The detached annexe offers open-plan living space with a sitting area and kitchenette beneath a vaulted, beamed ceiling, and a full-height window capturing uninterrupted water views. It includes one double bedroom and a contemporary wet room with shower.

Outside

The property has parking in front of the cottage and beside the annexe. The garden to the front includes a paved path to the entrance, a lawn, mature shrubs and hedging. A large storage shed sits to one side. Steps lead from a gravel terrace down to the water's edge, where a small shingle beach provides a launching point for direct access to the bay.





Location

The small and picturesque village of Kyleakin lies in a stunning position as the gateway to the Isle of Skye, overlooking Loch Alsh, with spectacular views towards the mountains of the West Highlands.

The village provides various everyday amenities, including a post office, a village hall and a primary school, while just across the Skye Bridge on the mainland, Kyle provides access to a wider variety of shops and supermarkets.

On the island, Broadford provides access to further necessary facilities and amenities. Further schooling on the island includes a state secondary school in Portree, while the village is within the catchment area for Plockton High School on the mainland.

The Isle of Skye is one of the UK's most beautiful and dramatic landscapes, with the rugged Cuillin Hills and famous sites such as the Old Man of Storr providing plenty of stunning walking, climbing and cycling

routes. The A87 provides access to the main towns and settlements on the island, while the Skye Bridge provides a connection to the mainland.

Inverness which is approximately 80 miles away provides further shopping, leisure and cultural facilities while Inverness Airport is 88 miles away.



Distances

- Kyle of Lochalsh 2.4 miles
- Portree 33.5 miles
- Inverness 80.7 miles
- Inverness Airport 88.5 miles

Nearby Stations

- Kyle of Lochalsh

Key Locations

- Armadale Castle, Gardens & Museum
- Dunvegan Castle
- Talisker Bay

Nearby Schools

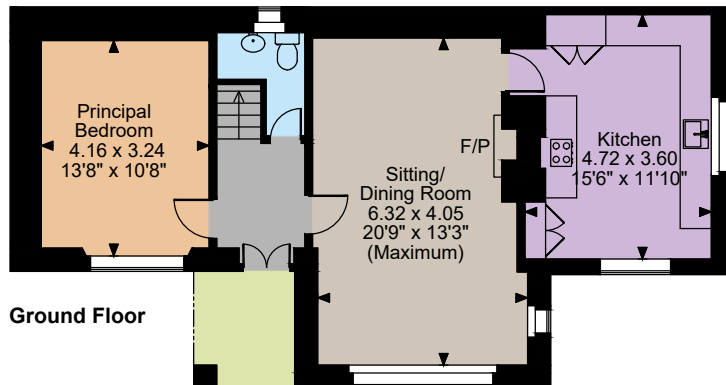
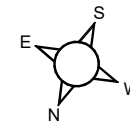
- Kyleakin Primary School
- Kyle Primary School
- Plockton High School



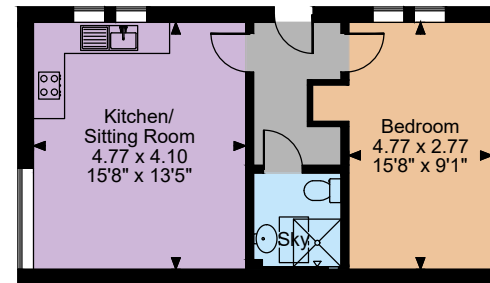




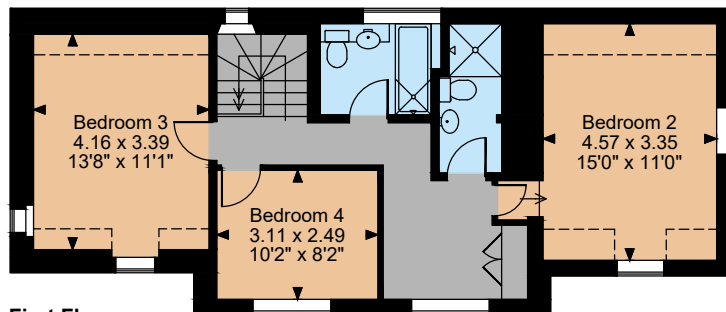




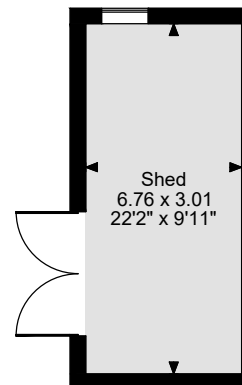
Ground Floor



Annexe



First Floor



The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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Floorplans

Main House internal area 1,298 sq ft (121 sq m)

Annexe internal area 454 sq ft (42 sq m)

Shed internal area 219 sq ft (20 sq m)

Total internal area 1,971 sq ft (183 sq m)

For identification purposes only.

Directions

Post Code: IV41 8PN

what3words: ///desk.euphoric.lyricism

General

Local Authority: Highland Council, Glenurquhart Road, Inverness, IV3 5NX, www.highland.gov.uk

Services: Mains electricity, water and drainage. Gas central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band E

EPC Ratings: F (Main house) D (Annexe)

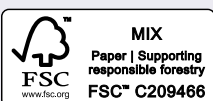
Fixtures and Fittings: Fitted floor coverings and integrated kitchen appliances will be included in the sale.

Inverness

Castle House, Inverness, IV2 6AA

01463 719171

inverness@struttandparker.com
struttandparker.com



@struttandparker

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