

Bal Mara

24 BORNISKETAIG, KILMUIR, ISLE OF SKYE, IV51 9YS



*SIMPLY STUNNING HIGH SPECIFICATION
4/5 BEDROOM PROPERTY*



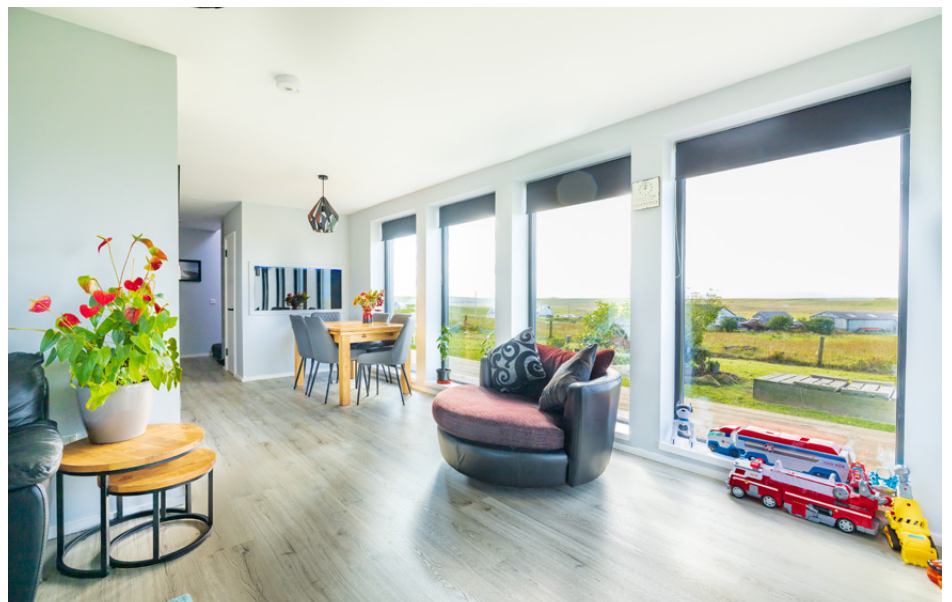
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Bal Mara is a phenomenal modern detached family home, with some of the most gorgeous sunset/sunrise views Scotland has to offer. Set on a private road of only 5 houses, with 1/4 acre plot, this stunning house has high specification internally and externally. The elevated position of the house plus all the glazing means the kitchen, living room, dining area, 3 of the bedrooms and the office/media room all get unbelievable sea views.

From the other side of the home you also have lovely open view and often see Golden eagles and a variety of other birds of Prey.



THE HOUSE SPECIFICATION IS AS FOLLOWS:

- 4 bedrooms with additional 5th bedroom or media room/office
- 3 bathrooms, one of which is en-suite
- Upgraded to triple glazed Nordan window units, triple glazing includes the Velux windows upstairs
- Aluminium roof upgrade
- ASHP fitted in 2022 with 7 year warranty. Fitted with extra large 300L Hot Water cylinder
- Underfloor heating with APP controlled central heating
- All external walls fitted with extra thick PIR insulation
- Door added to Gable end which leads out onto Bespoke Larch decking
- 3 Quarter larch and 1 quarter wet dash render finish to the Facade
- Charnwood Cove 2 wood burning stove fitted on a pedestal
- Paul MVHR system
- Brand new Haler H2 Pro 700T downlighters throughout the ground floor
- Kahrs LVT flooring fitted throughout the GF – new in 2022



- Howdens kitchen finished in black and white. Kitchen features an oversized build in double pantry and build in fridge space plumbed for a fridge. Tile upstand. Bosch Oven, Miele dishwasher, Neff induction hob with flex zone. Samsung fridge (new in 2020) plumbed for water and ice. LED plinth lights – colour changing.
- Floor to ceiling tiles in GF bedroom en-suite. Wetroom floor with marble mosaic shower tray and matching window ingo's and cill. Drench head shower, concealed shower valve and body massage jets. (please note a shower door has been added to the wetroom as the shower jets are quite powerful.
- Back to Wall Laufen rimless toilet, slim line vanity unit.
- GF cloakroom features a back to wall ROCA toilet and wall mounted semi ped sink. Built in shelving and piped and plumbed for future shower. Flooring is Kahrs LVT which is 100% waterproof and has UFH.



- FF family bathroom features back to wall Laufen rimless toilet fitted to built in cabinetry in gloss white finish. Oversized 1800 x 800 Jacuzzi bath with 0.75HP motor and multiple body jets. Wall mounted electric towel rail. Flooring is Kahrs LVT tiles in concrete affect.
- Bedroom 1 has bespoke made floor to ceiling mirrors with black frames, various adjustable shelves, drawers and hanging rails. Includes motion activated LED lighting.
- Bespoke 4FT long Aquarium recessed in dining room wall. Heaters and pumps concealed in the cupboard under the stairs
- 0.5 extension added onto rear of the house to form a large entrance and utility room. The Utility room includes Hacker bespoke floor to ceiling wardrobes reaching a height of 3 metres.
- Internally they are fitted with extra deep drawers and various haning rail. Built in washing machine, Blanco Sink & Tap and various cupboards. Entrance has a matching bespoke Hacker extra deep shoe unit and seating unit.
- Lights recessed into wall above stair treads.





Bedroom 1







DECORATIVE NOTES

GF walls are all Dulux Goose down (also the stairwell and FF landing), ceilings and skirtings are brilliant white. Living Room has an Isle Of Skye "Milovaig Storm" feature wall, bedroom has an Isle Of Skye "Pride of Summer" feature wall and the bathroom has an Isle Of Skye "Loch Coruisk" feature wall.





Bedroom 2



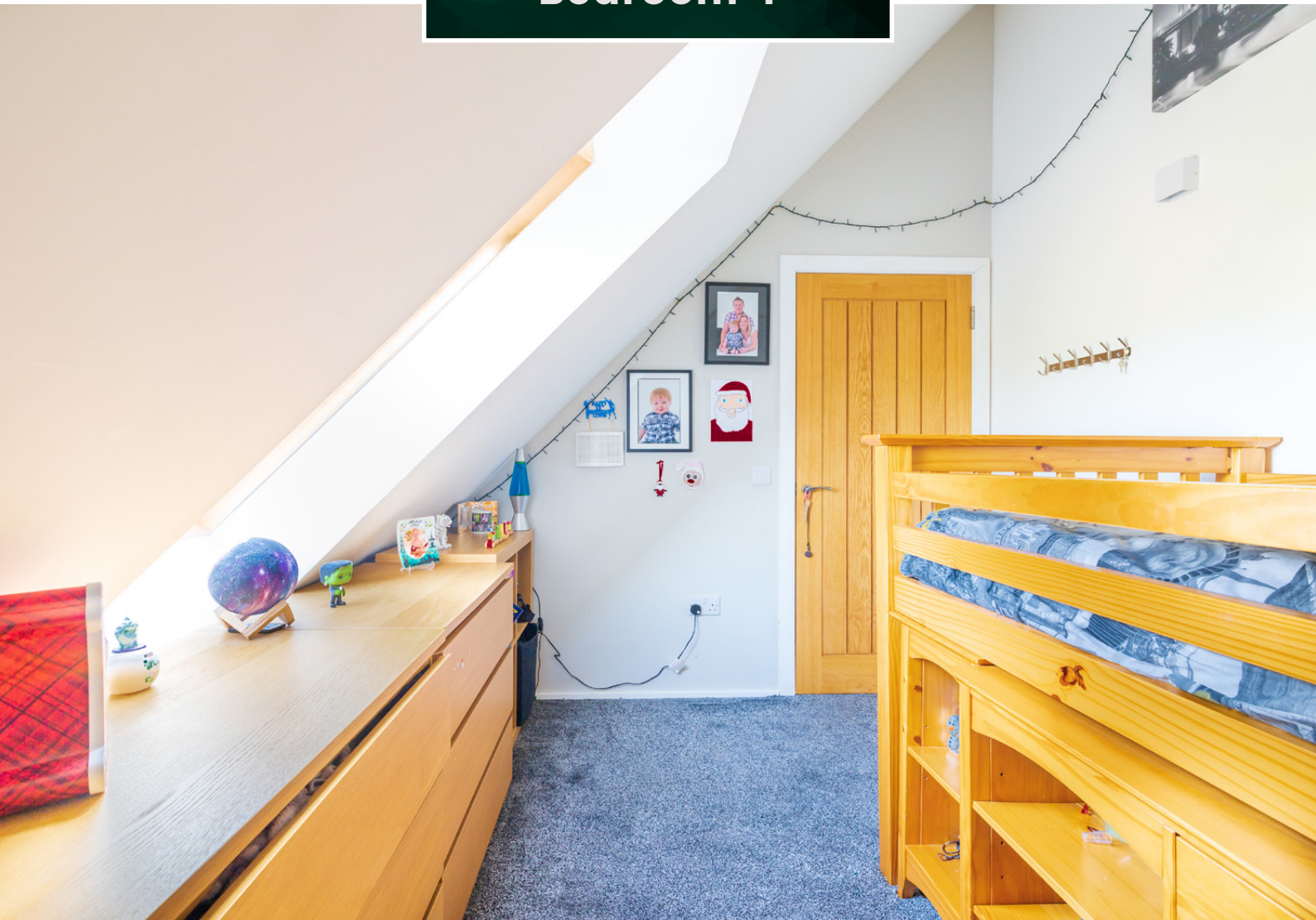


Bedroom 3





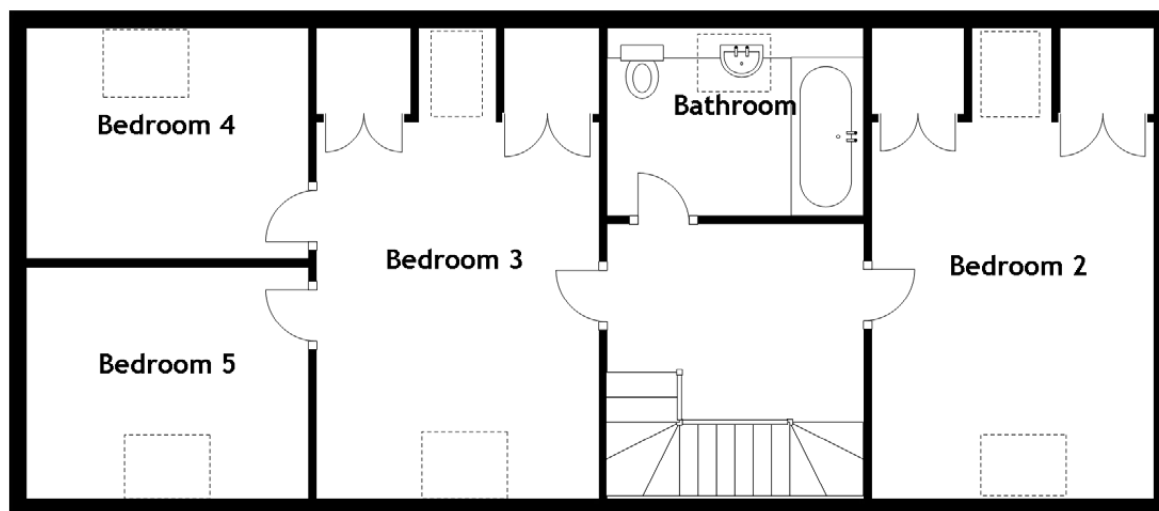
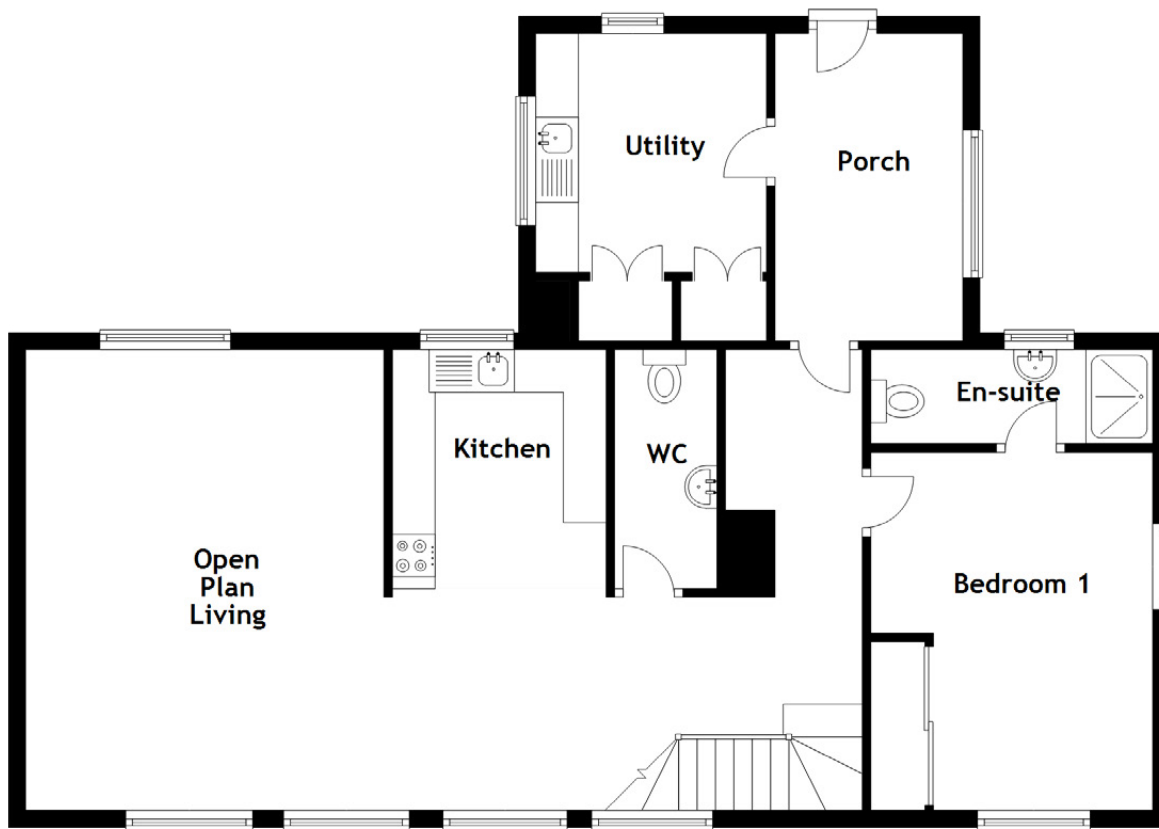
Bedroom 4





Bedroom 5





Approximate Dimensions

(Taken from the widest point)

| | | | |
|------------------|--------------------------------|--|--------------------------------|
| Open Plan Living | 9.90m (32'6") x 5.40m (17'8") | Bedroom 4 | 3.30m (10'10") x 2.70m (8'10") |
| Bedroom 1 | 4.20m (13'9") x 3.30m (10'10") | Bedroom 5 | 3.30m (10'10") x 2.70m (8'10") |
| En-suite | 3.30m (10'10") x 1.10m (3'7") | Bathroom | 3.00m (9'10") x 2.20m (7'2") |
| Utility | 2.80m (9'2") x 2.70m (8'10") | Porch | 3.60m (11'10") x 2.20m (7'3") |
| WC | 2.80m (9'2") x 1.20m (3'11") | | |
| Bedroom 2 | 4.40m (14'5") x 3.30m (10'10") | Gross internal floor area (m ²): 148m ² | |
| Bedroom 3 | 4.40m (14'5") x 3.30m (10'10") | EPC Rating: B | |



OUTSIDE SPECIFICATION

- Bespoke Larch decking machined in Dingwall. Frame treated with creosote to last a lifetime.
- Bespoke Childrens playpark with 2 turrets, climbing wall, climbing net, monkey bars, firemans pole, stairs, 3 swings and a picnic area. Fenced and finished with bark chipping .
- If the playpark wasn't needed for your requirements then the space available allows for a bothy, outbuilding, home office, annexe, outdoor cooking area or hot tub area (subject to planning if needed).
- Double Car garage with electric Hormann Insulated oversized door. Garage features a separate Nordan Door, an extra wide 2^Mx1^M fixed light and a smaller 1^Mx1^M tilt and turn window.
- Garage has a floored attic with ladder access. Garage has several power outlets and a fuse board.
- Garage has recessed LED lighting above the doors which is connected to the house PIR so that it illuminates as you come down the driveway.
- Raised bed formed from Bespoke made oversized Larch sleepers.
- Stone feature bed to front lawn with bird house and various shrubs & plants.





The house is set on a single track private road with only 5 houses in the small crofting township of Bornesketaig, a friendly community located within the coastal township of Kilmuir, not too far from the ferry port of Uig, where you can sail to the Outer Isles. Regular services to Tarbert, Harris and Lochmaddy, North Uist and the handy option for day trips and connections to other parts of the Isles. The house is also a 30 minute leisurely walk to the beach and is on a single loop of around 2 miles that is ideal for dog walkers.

Uig's amenities around 10 minutes away in a car include 2 general stores for groceries, a fuel station, a garage, cafe and restaurants while more enhanced services such as supermarkets, shops, restaurants and visitor attractions can be found in Portree, the island's capital some 20 miles south (25 minutes by car).

The surrounding area is beautiful, and offers something for everyone - from the dramatic mountains and rocky coastlines to the traditional crofting villages of the north of Skye. This northern part of the island is one of the most impressive and picturesque parts of Skye and boasts superb opportunities to enjoy some walks in the finest countryside including The Quirang, The Old Man of Storr and Kilt Rock to name a few.



The local jetty at Camus Mor provides kayak or canoe access for the adventurous or just a place to explore the beach for driftwood. The location also gives an opportunity to spot wildlife, try whale watching or keep an eye out for otters down at the shore. People travel the world to see and hear Skye's many resident rare birds - Golden Plovers, Curlews, Fulmars, Kestrels, Little Grebe, Corn Crakes and Skylarks. Sea eagles that nest on the high cliffs around the Trotternish peninsular close by can be spotted soaring above. Guides are available for climbs in the Cuillin Mountains and a local Ghillie can take you Fly Fishing. Skye's outdoor centre - Whitewave is just a few miles away offering kayaking, canoeing, archery, mountain boarding, hill walking and climbing activities.

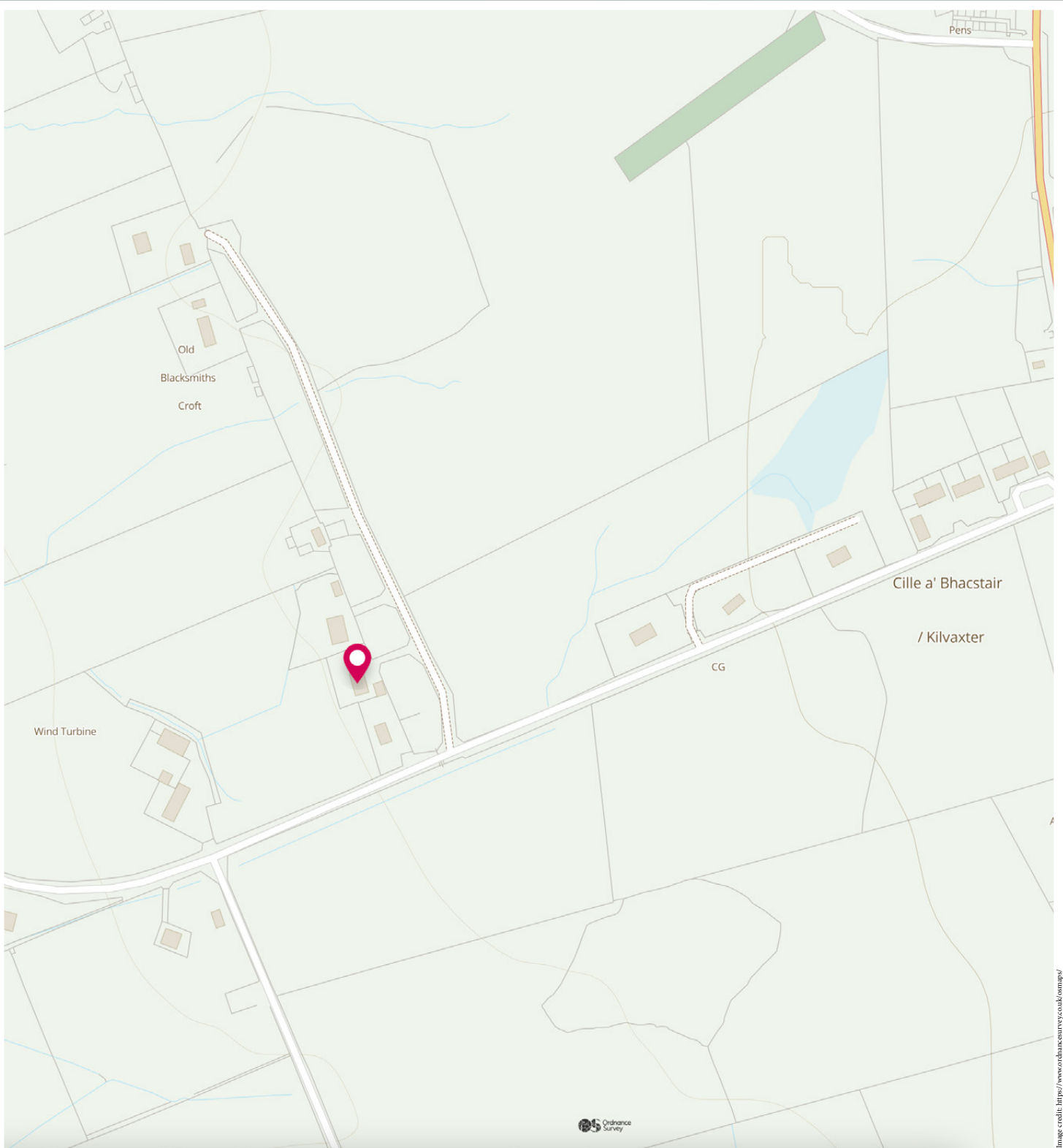


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