



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



2 Taylinloan Park, Edinbane, Isle of Skye, IV51 9PX.

Offers Over £260,000

New Build Detached Bungalow
Two Bedrooms

Air Source Heat Pump & Double Glazing
Open Plan Living

Fully Enclosed Garden Grounds
Widespread Views

Description:

2 Taylinloan Park is a recently completed two bedroom bungalow set within the crofting township of Lyndale affording widespread views across the surrounding countryside.

2 Taylinloan Park offers prospective purchasers a rare opportunity to purchase a newly completed home located in the crofting township of Lyndale affording widespread views across the surrounding area. Completed in February 2024 and finished to a very high standard the property is presented in immaculate condition with modern décor throughout. The property boasts floor to ceiling windows which allows an abundance of natural light to flood the rooms.

The bright and airy accommodation within is set out over one level and comprises of; entrance hall, Open plan kitchen/dining/living, shower room and two double bedrooms. In addition the property further benefits from UPVC double glazing and air source underfloor heating.

Externally the property is set within fully enclosed garden grounds which extends to approximately 0.49 acres or thereby (to be confirmed by title deed). The wraparound grounds are currently uncultivated with ample off street parking for several cars available on the gravel driveway to the front of the property.

2 Taylinloan Park presents a wonderful opportunity to purchase a new build property centrally located on the Island.



Room sizes

Ground Floor:

Entrance Hall: 4.53m x 2.68m
(14'10" x 8'09") at max.

**Open Plan Kitchen/Dining/
Living:** 6.54m x 6.16m (21'05" x
20'02").

Bedroom One: 4.14m x 3.41m
(13'06" x 11'02").

Bedroom Two: 4.13m x 3.01m
(13'06" x 9'10").

Shower Room: 2.66m x 1.79m
(8'08" x 5'10").





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Services:

Mains water and electricity. Drainage by way of septic tank.
Electric heating.

Council Tax: TBC

EPC Rating:

Band B

Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

Strictly by appointment through The Isle of Skye Estate

Entry:

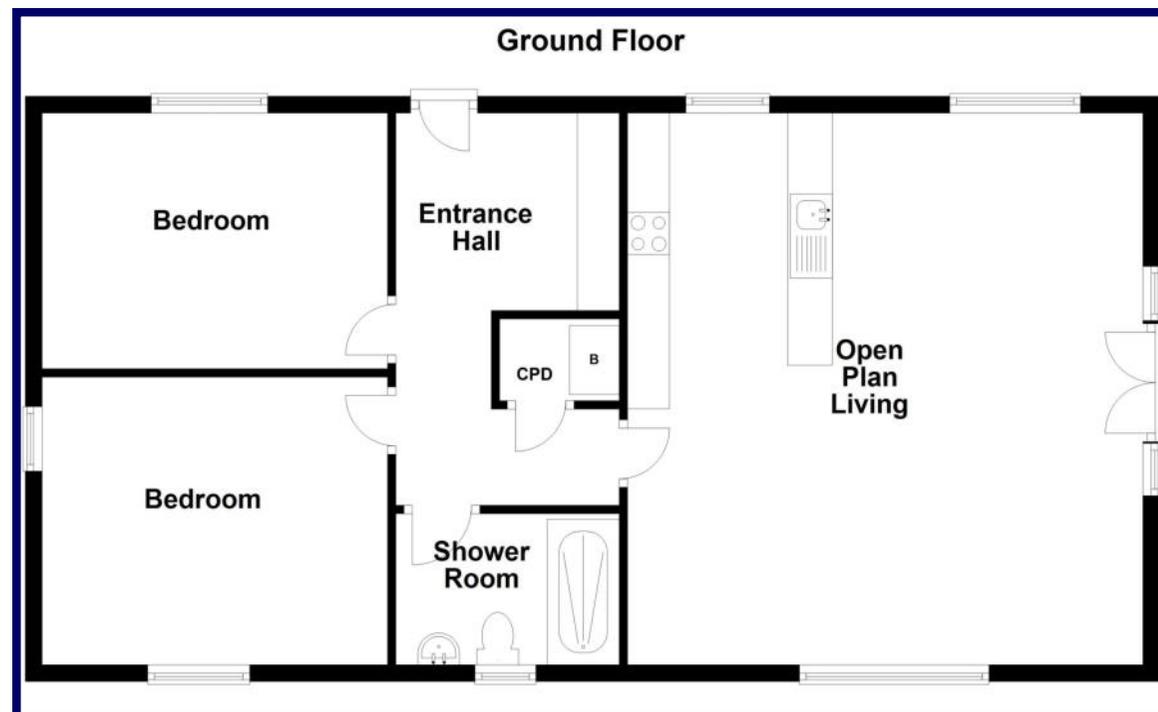
By mutual agreement.

Directions:

From Portree take the A850 towards Dunvegan and continue on this road passing through Suladale, the access for 2 Taylinloan Park will be the first right at the top of the hill after the turn off to Brookside.

Location:

2 Taylinloan Park is situated between Portree and Dunvegan. The village of Edinbane is just 3 miles away and offers a small range of facilities including hotel, restaurant, primary school, community hall, pottery and furniture store. Dunvegan, some 11 miles to the west, is the home to Dunvegan Castle – seat of the Clan MacLeod and one of the oldest inhabited castles in Europe. Facilities in the village include shops, restaurants, bakers, architects, household store, tourist information, doctor's surgery and primary school. Secondary education is provided in Portree, some 11 miles to the east, together with all the facilities you would expect of a growing village including supermarket, shops, banks, cottage hospital, swimming pool and library.



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Portree Office: Bridge Road

Portree
Isle of Skye
IV51 9ER
IV51 9ER

Kyle Office: Main Street
Kyle of Lochalsh
Ross-Shire
IV54 8RD

It is important that if you retain an interest in the acquisition of this property you arrange 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 extent and nature of the subjects they propose to acquire.