



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

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An Taigh Chearc & The Chalet, 1 Kildonan, Edinbane, Isle of Skye, IV51 9PU. Offers Over £480,000

Modern Detached House with Detached Chalet

Main House 3 Bedroom (3 en-suite) & Two Bedroom Chalet

Generous Garden Grounds with Building Plot

Triple Glazing and Oil Fired Central Heating

Sea Views

Walk-in Condition

Description:

An Taigh Chearc offers an exciting opportunity to purchase a modern architect designed three bedroom property complete with an additional two bedroom chalet and building plot in the peaceful township of Kildonan boasting uninterrupted views over the Minch towards Harris. An Taigh Chearc offers prospective purchasers the opportunity to purchase a beautiful contemporary home located in a picturesque setting boasting widespread views over the Minch towards the Isle of Harris. Completed in 2022 and finished to a very high standard the property is presented in immaculate condition with stylish modern décor throughout. The property boasts large picture windows which allows an abundance of natural light to flood the rooms. The property is presented in walk-in condition offering spacious, modern family living decorated in neutral tones throughout.

The accommodation within comprises of: entrance porch, hallway, lounge/ kitchen/dining room, utility room and three en-suite double bedrooms. The property further benefits from Aluclad triple double glazing throughout and oil fired central heating, MVHR system and bio ethanol fire in the lounge.

The Chalet is a detached A-frame timber property. The accommodation within comprises of an entrance vestibule, kitchen, lounge/dining room and shower room on the ground floor with two bedrooms located on the first floor. The chalet benefits from double glazing and electric central heating.

Externally, the property is set within generous garden grounds which are mainly laid to neat areas of lawn an established shrubs and bushes. The property is accessed via a private gravel driveway with ample parking available to the front of the property. In addition is a large garage/workshop with electricity connected and building plot. Full planning permission was previously granted in July 2010 for the erection of a single storey two bedroom bungalow property under planning reference number 10/01889/FUL. Interested parties are advised to contact Highland Council Planning Department directly by telephone at 01349 886608.

An Taigh Chearc presents a wonderful opportunity to purchase a wonderful home and business opportunity in a stunning setting and must be viewed to fully appreciate the package on offer.

Furniture available by separate negotiation.



Room sizes

Ground Floor

Entrance Porch: 2.83m x 1.86m (9'03" x 6'01")

Hallway: 7.97m x 2.53m (26'01" x 8'03") at max.

Lounge/Kitchen/Dining Room: 8.34m x 6.20m (27'04" x 20'04") at max.

Utility Room: 2.61m x 1.87m (8'06" x 6'01")

Master Bedroom: 4.81m x 3.08m (15'09" x 10'01") at max.

Jack and Jill Shower Room: 3.07m x 2.31m (10'00" x 7'07")

Bedroom Two: 4.62m x 3.18m (15'01" x 10'05") at max.

En-suite: 2.38m x 1.87m (7'09" x 6'01")

Bedroom Three: 4.62m x 2.89m (15'01" x 9'05") at max.

En-Suite: 1.97m x 1.59m (6'05" x 5'02")

Chalet

Ground Floor:

Entrance Vestibule: 1.52m x 1.09m (4'11" x 1'09")

Kitchen: 3.70m x 1.91m (12'01" x 6'03") at max.

Lounge: 5.88m x 4.67m (19'03" x 15'03") at max.

Shower Room: 2.21m x 2.00m (7'02" x 6'06")

First Floor

Bedroom One: 3.75m x 2.10m (12'03" x 6'10").

Bedroom Two: 3.75m x 2.78m (12'03" x 9'01").





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Services:

Mains water and electricity. Drainage by way of septic tank.
Oil Fired Central & MVHR system.

Council Tax: C

EPC Rating:

Band D

Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

Strictly by appointment through The Isle of Skye Estate

Entry:

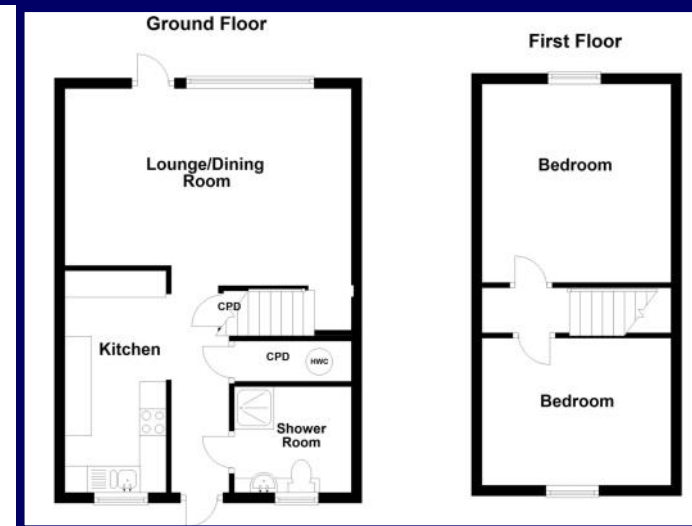
By mutual agreement.

Directions:

From Portree take the (A87) signposted for Uig. At the junction by Borve, take the left turn onto the A850 heading towards Dunvegan. Before reaching Flashadder take the right turn signposted to Fanks and continue on this road, An Taigh Chearc will be the 7th house on your right hand side.

Location:

Kildonan is a quiet township located some 2 miles from Edinbane, the nearest village where facilities include a furniture shop, hotel, lodge and primary school. Portree, the island's capital town is located some 12 miles away and offers a good selection of local facilities and services such as supermarkets, shops, hotels, restaurants, bars, leisure facilities, a cottage hospital and modern medical centre and both primary and secondary schooling.



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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.