



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



OOC & Plot at 16 Edinbane, Isle of Skye, IV51 9PW

2.94 acres or thereby (to be confirmed by title deed)

Planning in Principle 16/01578/PIP dwelling house

Elevated Site

Tranquil area

Offers in the region Of £45,000

Loch views

Rural Location

Description:

A lovely Owner Occupied Croft extending to 2.94 Acres (1.189 hectares) or there by (to be confirmed by title deeds) is offered for sale, with Planning Permission in Principle for the erection of a single story or 1 1/2 story dwelling house. The croft is situated in a tranquil area in Edinbane surrounded by pituresque countryside and benefiting from all the amenities the town has to offer including school, Inn with restaurant, playpark and Edinbane Pottery. The croft at 16 Edinbane is overlooking the township below and stunning views of Loch Greshornish beyond. Located approximately 14 miles away is Portree which is a bustling town with banks, restaurants, schools, shops, dentist and medical centre. Viewing of the croft is highly recommended.

Planning Permission

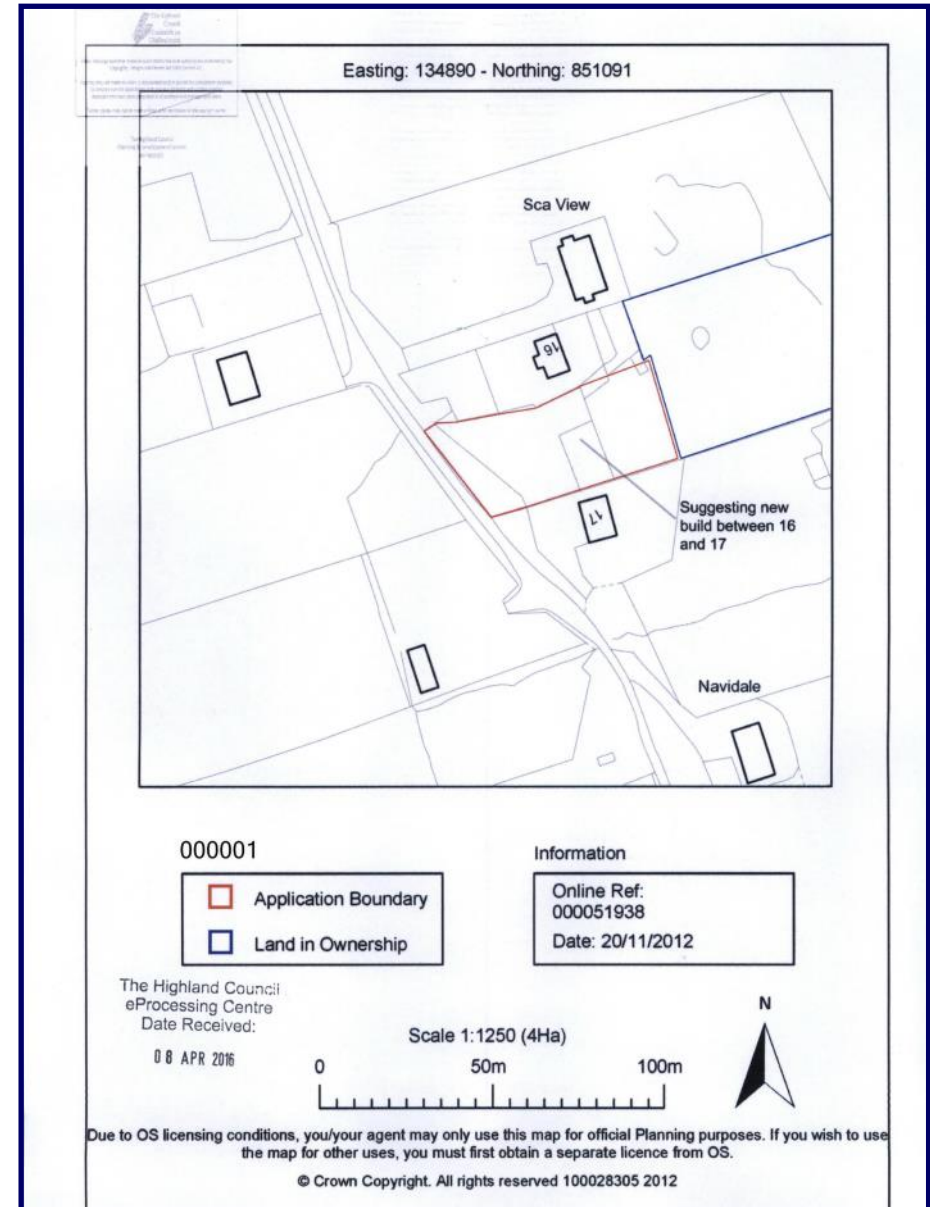
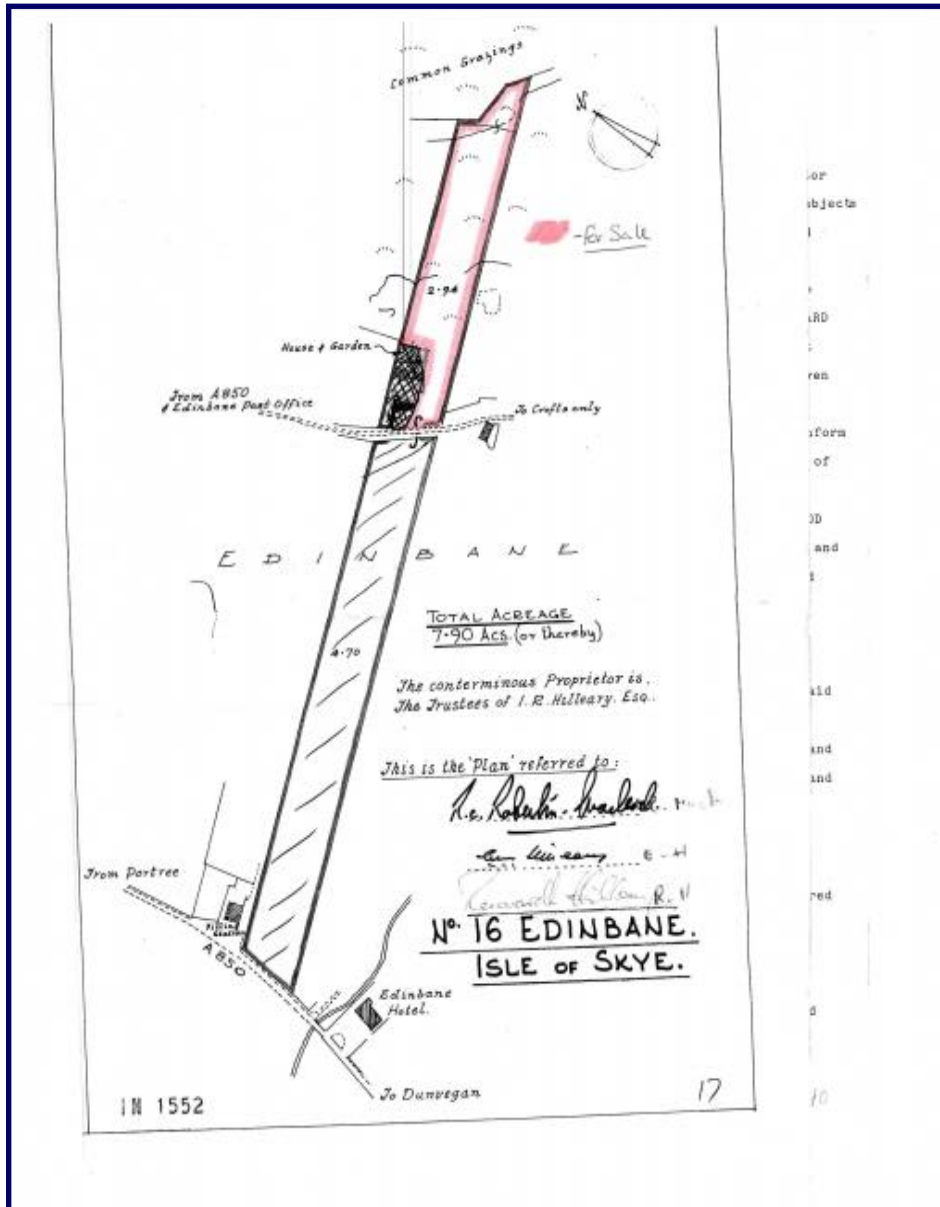
Planning permission in principle has been granted April 2016 for the erection of a dwelling house. Planning permission is valid for 3 years from the date granted. The planning reference number is 16/01578/PIP and copies can be made available through this agency. Interested properties may wish to contact the planning office:- Highland council planning department, Tigh Na Sgìre, Portree, Isle of Skye. Telephone number is: 01478 613800

Location:

The village of Edinbane is located off the A850, Portree to Dunvegan trunk road. The village offers a small range of facilities including two hotels, a primary school, a pottery and furniture store. Portree, the main town on the Isle of Skye is located approximately 14 miles away. Portree is a bustling town with banks, hotels, restaurants, primary and secondary schools, leisure facilities, swimming pool, supermarket, dentist and a medical centre.



SITE LOCATION





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Services:

Water and electricity are believed to be close by. Drainage will be way of septic tank. It is the responsibility of the purchaser to check and satisfy for themselves that services meet their requirements and will be granted.

Viewings:

Strictly by appointment through The Isle of Skye Estate Agency.

Entry:

By mutual agreement.

Directions:

From the Skye Bridge proceed to Portree, turn left, taking the Dunvegan Road (A87). At the junction by Borge, take the left turn onto the A850 heading towards Dunvegan. Before reaching Edinbane take left turn sign-posted to Upper Edinbane and Croft at 16 Edinbane is located approx 1 mile on the left side of the road.



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.

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Portree Office: Bridge Road
Portree
Isle of Skye
IV51 9ER

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