



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



Taigh-Saoir, Duisdale Beag, Sleat, Isle of Skye, IV43 8QU.

Offers Over £250,000

Detached Property

Electric Space Heating

Peaceful Area

Two Double Bedrooms

Private Garden Grounds

Rural Landscape Views

Description:

Rare opportunity to purchase a stunning contemporary two bedroom architect designed property located in the tranquil township of Duisdale Beag on the Sleat peninsula in the south end of the Isle of Skye.

Taigh-Saoir is an impressive detached two bedroom property constructed circa 2001. This deceptively spacious property occupies a convenient location being approximately 7 miles from the Armadale ferry crossing to Mallaig and approximately 9 miles from Skye's second largest village, Broadford.

The focal point of the house is the open plan living/dining area from where triple aspect windows allow for the room to not only flood with natural light but take full advantage of the wonderful rural views on offer. This home has been completed to an exceptionally high standard with electric space heating and double glazing, combined with a carefully planned interior to create a delightful home.

Externally, the property boasts ample space for parking via the gravelled shared access driveway. The garden grounds are mainly laid to grass with many mature trees, shrubs and bushes. There is a timber walkway which leads out from bedroom two and this provides the perfect spot for enjoying the peaceful surroundings.

If you are looking for a stylish home with well-appointed accommodation, stunning rural views with easy access to nearby facilities and woodland walks – then this is the property for you.

Viewing is highly recommended.



Room sizes

Ground Floor

Entrance Hall

3.44m x 2.00m (11'03" x 6'06").

Bathroom

2.19m x 2.04m (7'02" x 6'08").

Open Plan Lounge

6.26m x 4.90m (20'06 x 16'01) at max.

Kitchen

3.58m x 3.01m (11'08" x 9'10") at max.



First Floor

Landing

3.09m x 2.00m (10'01" x 6'06)

Bedroom One

6.23m x 3.09m (20'05" x 10'01").

Bedroom Two

3.07m x 3.01m (10'01" x 9'10).





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Services:

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

Council Tax: Band D

EPC Rating:

Band E

Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

Strictly by appointment through The Isle of Skye Estate Agency.

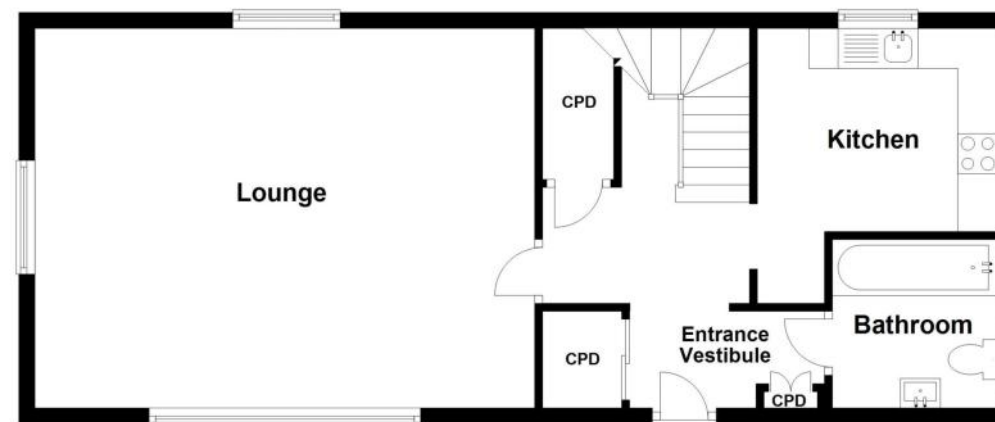
Entry: By mutual agreement.

Directions:

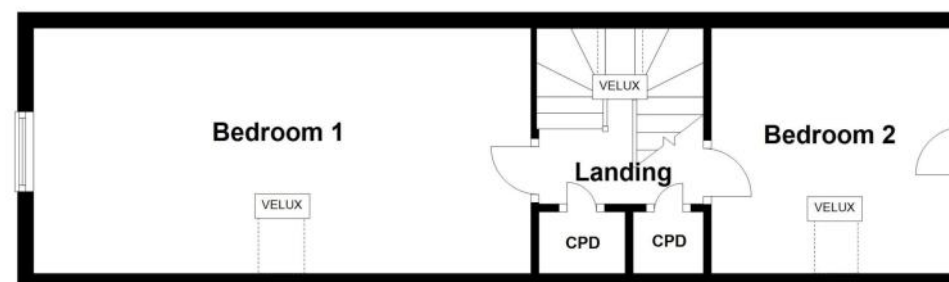
Travelling from the mainland, take the third exit and follow the A87 on Skye. At Skulamus turn left onto the A851 (as though you were heading for the Armadale ferry) and follow the road passing Isle Ornsay on your left. Taigh-Saoir is situated on the right-hand side immediately before the 40 mph speed restriction ends.

Location: The village of Isle Ornsay is located within the beautiful Sleat Peninsula in the South of the Isle of Skye. Located around 9 miles from the bustling village of Broadford, where all required amenities can be found such as a modern medical practice, newly built community hospital, supermarket and a range of shops, alongside a number of hotels and restaurants. The location offers the perfect blend of rural tranquillity with easy access to the main route and facilities. Armadale Castle and gardens, the ferry terminal for Mallaig and a selection of shops are all a short drive from the property. 'An Crubh', a local shop, cafe and post office is located within walking distance of the property.

Ground Floor



First Floor



Illustrative only. Not to scale.
Plan produced using PlanUp.

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Portree Office: Bridge Road

Portree

Isle of Skye

IV51 9ER

Kyle Office: Main Street

Kyle of Lochalsh

Ross-Shire

IV40 8AB

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.