



# The Isle of Skye Estate Agency

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**Plot at 2 Coishletter, Edinbane, Isle of Skye, IV51 9PW.**

**Fixed Price £65,000**

0.49 acre Building Plot (or thereby)

Countryside & Loch Views

Planning Permission Ref: 22/03559/PIP

Village Centre Location



## Details:

Excellent opportunity to acquire a building plot extending to approximately 0.49 acres or thereby (to be confirmed by title deed) located in the centre of the picturesque village of Edinbane. The site is located in desirable position in the centre of the village of Edinbane boasting views towards Loch Greshornish and the surrounding countryside. The subjects for sale have been granted planning in principle for the erection of a single storey or 1 1/2

storey dwelling house. The house site and garden ground extends to approximately 0.49 acres or thereby (to be confirmed by title deeds) and is in the process of being de-crofted.

The building plot is accessed directly from the main village road and is centrally located close to the facilities on offer in the village. The site slopes gently with loch views afforded from the uppermost section. Services are believed to be located close by, however, it is the responsibility of the purchaser to check that all services will be granted and satisfy for themselves that they meet their own personal requirements.

The plot at 2 Coishletter offers a fantastic location in which to create a bespoke home. Viewing is highly recommended.

## Location:

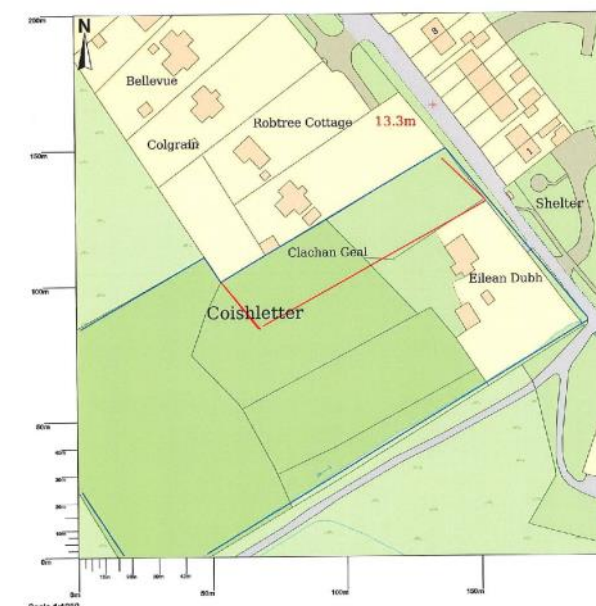
Located in a quiet, rural position close to Skye's main town of Portree and just a few minutes from local shops and services including supermarkets, hotels, restaurants, leisure facilities, a modern medical centre and cottage hospital and also both secondary and primary schools. The Skye Bridge is some 32 miles to the south providing toll free access onto the mainland.

## Services:

Mains electricity is believed to be close by. Water will be way of private supply. Drainage will be by way of septic tank. It will be the responsibility of the purchasers to satisfy for themselves those services are available and meet with own requirements.



Eilean Dubh, Edinbane, Portree, IV51 9PW



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.

## The Isle of Skye Estate Agency

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