

An Taigh Chearc, 1 Kildonan, Portree, Scotland, IV51 9PU
Offers Over £480,000

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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.

- Modern Detached House with Detached Chalet
- Three Bedroom house (All en-suite)
- Two bedroom Chalet
- Triple Glazing and Oil Fired Central Heating
- Sea Views
- Generous Garden Grounds with Building Plot
- Walk-In Condition

Services

Mains Electric, Mains Water, Drainage by way of septic tank.

Tenure

Freehold

Council tax

Band C

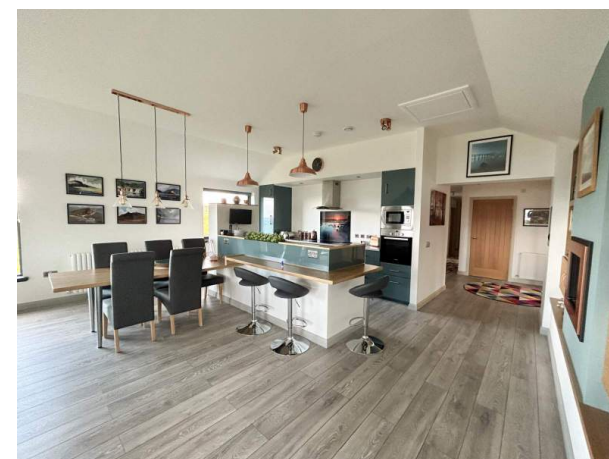
Property Description

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 and 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. Planning in principle has also been granted on the 28th March 2023 under planning reference 22/05273/PIP for the erection of a house and garage. Interested parties are advised to contact Highland Council Planning Department directly by telephone at 01349 886608.



Entrance Porch (9' 3.42" x 6' 1.23") or (2.83m x 1.86m)

An Aluclad external door leads into the bright and welcoming porch. Windows to the front and side elevation. French doors through to hallway. Painted in neutral tones. Laminate flooring.

Hallway (26' 1.78" Max x 8' 3.61" Max) or (7.97m Max x 2.53m Max)

Spacious hallway providing access to porch, lounge/kitchen/ dining room, utility room and three en-suite double bedrooms. Two built-in storage cupboards, one housing the hot water tank and consumer unit. Loft access. Painted in neutral tones. Laminate flooring.

Open Plan Lounge/Kitchen/Dining Room (27' 4.35" x 53' 1.79") or (8.34m x 16.20m)

Impressive open plan lounge/kitchen/ dining room with vaulted ceiling. Triple aspect with windows to the front, rear and side elevations affording panoramic sea views. Patio doors to side elevation providing access to decking area.

The kitchen area offers a good range of modern floor units with contrasting worktop. Integrated dishwasher, fridge freezer, electric oven, microwave and hob with extractor hood over. Stainless steel one and a half bowl sink and drainer with mixer tap. The lounge area has ample space for dining table and chairs. Wall mounted bio ethanol fire. Built in storage shelves. Painted in neutral tones. laminate flooring.

Utility Room (8' 6.76" x 6' 1.62") or (2.61m x 1.87m)

Utility room with space for white goods. Small range of wall units and base drawers with contrasting worktop over. Stainless steel sink and drainer. Window to the front elevation. Painted in neutral tones. Laminate flooring.

Bedroom 1 (15' 9.37" Max x 10' 1.26" Max) or (4.81m Max x 3.08m Max)

Generous master bedroom with window to rear elevation boasting views over the Minch towards Harris. Built in wardrobes. Carpeted. Painted in neutral tones. Door off to Jack and Jill shower room.

Bathroom (10' 0.87" x 7' 6.94") or (3.07m x 2.31m)

Jack and Jill shower room comprising walk-in mains shower, white vanity wash hand basin and WC. Frosted window to rear elevation. Wet wall to shower enclosure. Chrome heated towel rail. Laminate flooring. Painted in neutral

Bedroom 3 (15' 1.89" Max x 9' 5.78" Max) or (4.62m Max x 2.89m Max)

Double bedroom currently used as a home office. Window to rear elevation boasting views over the Minch towards Harris. Laminate flooring. Painted in neutral tones. Door off to en-suite.

En Suite (6' 5.56" x 5' 2.6") or (1.97m x 1.59m)

En-suite shower room comprising corner shower cubical with mains shower, white vanity wash hand basin and WC. Frosted window to rear elevation. Wet wall to shower enclosure. Chrome heated towel rail. Laminate flooring. Painted in neutral tones.

Chalet vestibule (4' 11.84" x 3' 6.91") or (1.52m x 1.09m)

A half glazed wooden external door leads into the vestibule providing access to kitchen, lounge/dining room and shower room. Partial v-lining. Painted. Laminate flooring.

Chalet kitchen (12' 1.67" Max x 6' 3.2" Max) or (3.70m Max x 1.91m Max)

Fitted kitchen with a range of wall and base units with contrasting worktop. Stainless steel one and a half bowl sink and drainer. Integrated electric oven and hob with extractor fan over. Window to the front elevation. Two built in storage cupboards, one housing the hot water tank and consumer unit. Laminate flooring. Painted in neutral tones.

Chalet Lounge (19' 3.5" Max x 15' 3.86" Max) or (5.88m Max x 4.67m Max)

Good size lounge/dining with window to the rear elevation affording sea views. Half glazed external door to the rear elevation. Stairs off to the first floor. Partial v-lining. Painted. Laminate flooring.

Chalet Bathroom (7' 3.01" x 6' 6.74") or (2.21m x 2.00m)

Shower room comprising of shower cubical with electric shower, white vanity wash hand basin and WC. Frosted window to front elevation. Wet wall to shower enclosure. Chrome heated towel rail. Extractor fan. Laminate flooring. Painted in neutral tones.

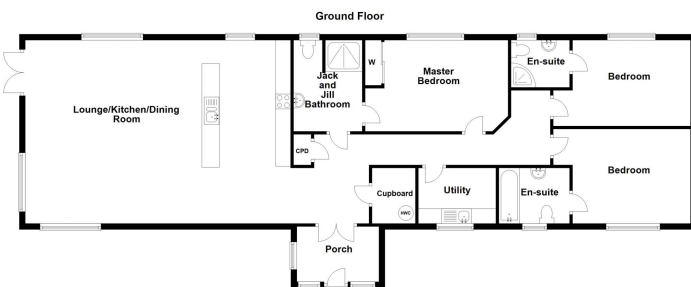
Chalet Bedroom One (12' 3.64" x 6' 10.68") or (3.75m x 2.10m)

Double bedroom with window to rear elevation affording sea views. Coombed ceiling. Carpeted. Painted in neutral tones.

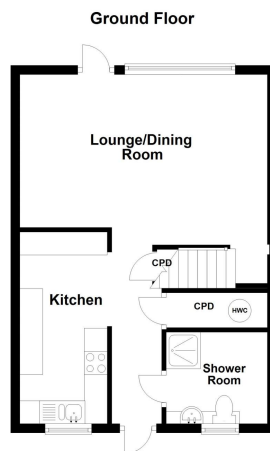
Chalet Bedroom Two (12' 3.64" x 9' 1.45") or (3.75m x 2.78m)

Single bedroom with window to front elevation boasting sea

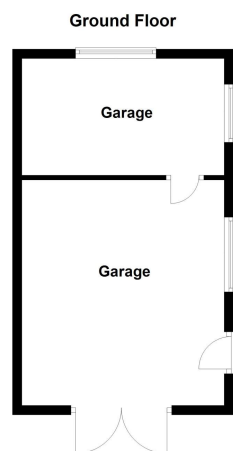
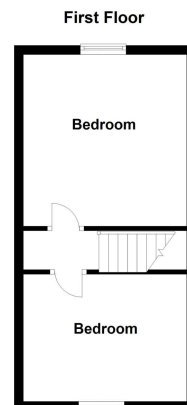




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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92+) A			(92+) A		
(81-91) B			(81-91) B		86
(69-80) C		79	(69-80) C		
(55-68) D	56		(55-68) D	64	
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC			England, Scotland & Wales EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.