



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



27/28 Inverarish Terrace, Isle of Raasay, IV40 8NS

Terrace Property

3 Bedrooms

Expansion Opportunity to make a Larger

Offers Over £140,000

Property

Friendly Residential Area

Open Fire

20 Minutes ferry trip to Skye

Sea Views

Description:

Located centrally in a very friendly residential area, the subjects for sale comprise of a well presented, deceptively spacious 1 ½ storey terraced property which had extensive upgrade works carried out in 1992. The house is set out over two floors and benefits from hardwood double glazing, solid fuel central heating and comprises on the ground floor: entrance area with utility/cloakroom, hallway, sitting room, kitchen/dining room, bedroom one. On the upper floor are two further bedrooms and bathroom. Although number 28 Inverarish provides ample space, there is room for further development as it is conjoined to number 27 via doorways on the ground and upper floors. Number 27 offers purchasers the opportunity to expand and upgrade to their personal requirements.

Location:

The Island of Raasay has the Scottish mainland to the east and the Isle of Skye to the west. The island is accessed by a regular ferry service from Sconser on Skye, making access to Skye and the mainland straight forward. In addition the pier on Raasay has recently been completed in order to ease access to and from the island. The ferry service provides the local village shop with fresh produce and daily papers. The busy town of Portree is some 14 miles north of the Sconser ferry terminal and here you will find excellent shopping facilities and services including secondary schooling. Raasay has its own primary school and a community centre/village hall was more recently built. The island is very picturesque and has places of historical interest which attracts visitors to the area.



Room sizes

Ground Floor:

Entrance Vestibule: 4' 1" x 6' 2" (1.24m x 1.89m)

Utility/Cloakroom: 6' 4" x 6' 11" (1.92m x 2.11m) into recess

L-Shaped Hallway: 14' 10" x 6' 2" (at widest) (4.53m x 1.88m) and 9' 6" x 2' 7" (2.9m x 0.08m)

Sitting Room: 12' 3" x 13' 9" (3.73m x 4.20m) into recess.

Kitchen/Dining Room: 9' 6" x 13' 8" (2.89m x 4.16m)

Bedroom One: 13' 7" x 12' 4" (4.15m x 3.75m)

Access to No. 27: 14' 2" x 15' 7" (4.31m x 4.75m)

First Floor:

Bedroom Two: 9' 11" x 10' 10" (2.0m x 3.3m)

Bedroom Three: 7' 1" x 11' 7" (2.15m x 3.52m) and 14' 2" into dormer.

Bathroom: 7' 9" x 6' 7" at widest (2.36m x 2.0m)

Garden Area:

Located to the front of the house on the opposite side of the quiet road is an enclosed garden area providing drying green and also has a timber shed.





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Services:

Mains water, Electricity and drainage to communal septic tank

Council Tax:

Band B

EPC Rating:

Band F

Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

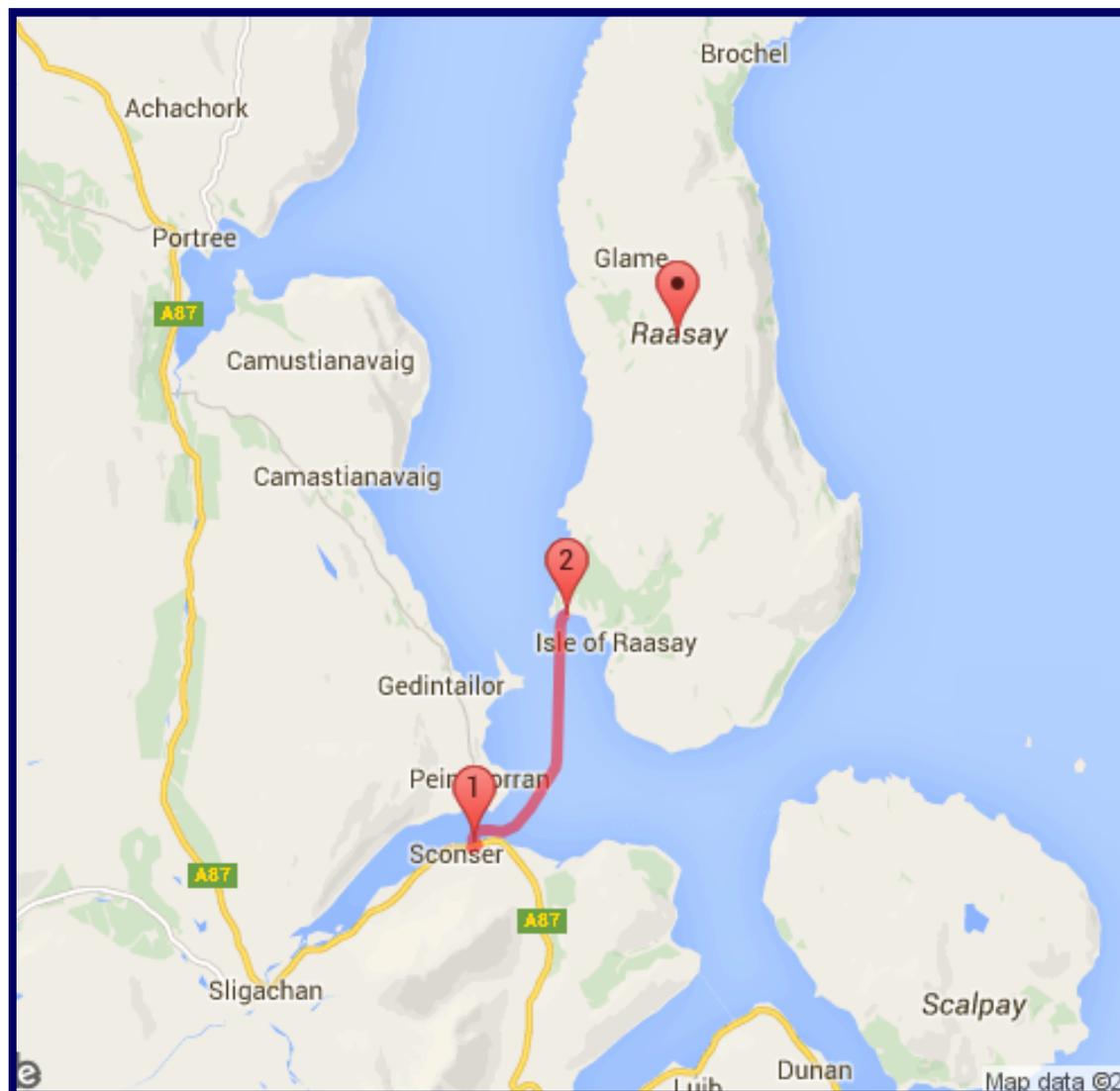
Strictly by appointment through The Isle of Skye Estate Agency.

Entry:

By mutual agreement.

Directions:

From the ferry terminal follow the road and the old steading will be straight in front of you, turn right and follow the signs to Inverarish Terrace.



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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