



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



1 Manse Lane, Portree, Isle of Skye, IV51 9QR

Offers Over £235,000

Detached Property

Double Glazing & Modern Electric Central Heating

Quiet Area Close to Town

Three Double Bedrooms

Development Potential

Ample Parking

Description:

1 Manse Lane is a detached three bedroom property located in central Portree a short walk from the town centre and both primary and secondary schools.

1 Manse Lane is a detached three bedroom house close to the centre of Portree and the woodland walk which provides a peaceful oasis in the centre of town. Below the property is a converted garage and extension which offers the potential for conversion subject to obtaining the correct planning consents.

The accommodation within comprises of: entrance vestibule, hallway, lounge, kitchen, shower room and three double bedrooms on the first floor. The lower level offers a hallway, living space and shower room. The downstairs has previously been used as office space and, more recently, as holiday accommodation. The property further benefits from double glazing and electric heating, a recently installed smart meter and an electric car charging point. The electric central heating is also fully controllable using an app on your mobile device. Interlinked smoke alarms are also fitted.

Externally, the property is set on a quiet lane close to the town centre. A balcony, accessed from the lounge, is a private space affording the owners to enjoy inside/outside living. The garden to the front is laid to grass.

1 Manse Lane presents a wonderful opportunity to purchase a family home, with development potential, in the centre of Portree and must be viewed to fully appreciate the offering.



Room sizes

Ground Floor:

Entrance Hall

4.65m x 3.40m (15'03" x 11'01").

Living Room

3.80m x 7.17m (12'05" x 23'06").

Shower Room

1.49m x 2.60m (4'10" x 8'06").

First Floor:

Entrance Vestibule

1.18m x 1.71m (3'10" x 5'07").

Hall

3.74m x 5.02m (12'03" x 16'05").

Lounge

4.72m x 3.91m (15'05" x 12'09").

Kitchen

3.30m x 5.11m (10'10" x 16'09") at max.

Bedroom One

3.30m x 2.86m (10'10" x 9'04").

Bedroom Two

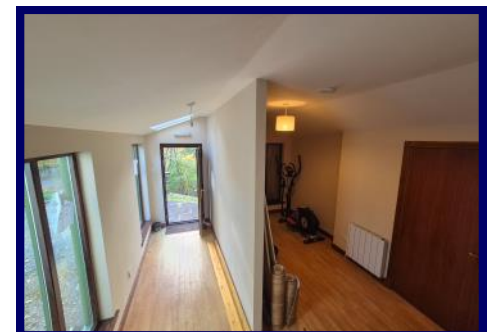
3.30m x 2.78m (10'10" x 9'01").

Bedroom Three

3.28m x 2.78m (10'09" x 9'01").

Shower Room

3.71m x 2.86m (12'02" x 9'04")





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Services:

Mains water, electricity and drainage. Modern Electric Central 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.

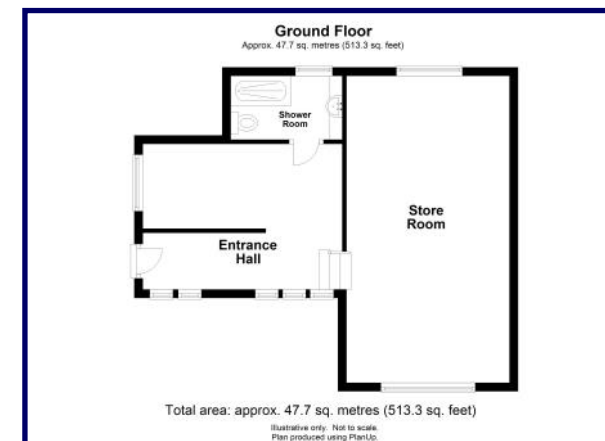
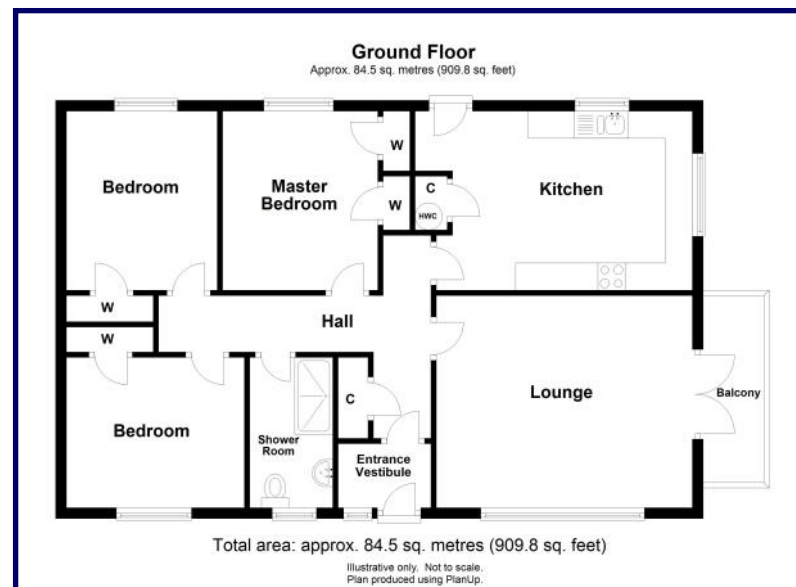
Entry: By mutual agreement.

Directions:

From Somerled Square turn right onto Bridge Road heading south from the village. Manse Lane is the first road on the right, just before the traffic lights, and Number 1 faces you on the left.

Location:

Manse Lane is a quiet residential area located close to the centre of Portree and the property is within easy walking distance of the village centre. Portree is a growing town and the capital of the Isle of Skye, benefitting from a selection of shops including supermarkets, hotels, restaurants, leisure facilities, a modern medical centre and cottage hospital. The Skye bridge is approximately 32 miles to the south of the island.



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
IV51 9ER

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