



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 York Drive, Portree, Isle of Skye, IV51 9EB

Semi Detached
Two Bedrooms

Fully Enclosed Garden Grounds
Double Glazing and Oil Central Heating

Offers Over £145,000

Views over Portree
Central Location

Description:

1 York Drive is two bedroom semi-detached property close to the village centre with views over Portree Bay and the Cuillin mountains. 1 York Drive is a short walk to all the local amenities and facilities the village has to offer.

1 York Drive is a bright and spacious two bedroom house located in a quiet residential area of Portree, ideally situated within walking distance of all the amenities the village has to offer. Set in an elevated position the property boasts views across Portree Bay and the Cuillin mountain range.

The accommodation is set over two levels and comprises of: kitchen, lounge, hall and shower room on the ground floor. The first floor landing offers access to two double bedrooms and a bathroom. The floored attic has power and lighting and provides storage space. It also offers conversion potential subject to obtaining the required planning consents. The property further benefits from ample built in storage, double glazing, oil-fired central heating, open fire in the lounge and private garden grounds.

Externally the property sits in private, enclosed garden grounds. The front garden is gravelled and offers an area to sit and take in the views towards the Cuillin mountains. The rear garden is fenced and laid to lawn with mature bushes and shrubs. A timber shed in the rear garden provides storage.

Although the property requires upgrading Number 1 York Drive would make an ideal home for a first time buyer and must be viewed to appreciate what is on offer.



Room sizes

Ground Floor

Kitchen

4.85m x 2.22m (15'10" x 7'03").

Lounge

4.52m x 3.79m (14'09" x 12'05").

Hall

1.30m x 1.30m (4'03" x 4'03").

Shower Room

1.94m x 1.90m (6'04" x 6'02").



First Floor

Landing

3.84m x 3.81m (12'07" x 12'06") at max.

Bedroom One

4.01m x 2.08m (13'02" x 6'09") at max.

Bedroom Two

4.02m x 2.78m (13'02" x 9'01").

Bathroom

1.92m x 1.49m (6'03" x 4'10").





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Services:

Mains water, electricity and drainage.

Oil-fired central heating.

Council Tax: Band B

EPC Rating:

Band E

Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

Strictly by appointment through The Isle of Skye Estate

Entry:

By mutual agreement.

Directions:

On entering Portree from the South, take the road that leads into the centre, turning left onto Somerled Square. Take the first left at the Bank of Scotland opposite the Isles public house. Follow the road that leads upwards then take the first turning right onto York Drive. Number 1 is located at the far end on the left-hand side of the road.

Location:

York Drive is very centrally situated within the growing town of Portree and just a few minutes from local shops and services. Portree benefits from a selection of shops 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.



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

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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