

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







10 Scalpay Place, Portree, Isle of Skye, IV51 9TH.

Semi-Detached Property
Three Bedrooms

Double Glazing & Electric Central Heating Private Garden Grounds Offers Over £185,000

Quiet Residential Area
Off-Street Parking

Description:

10 Scalpay Place is a spacious three bedroom semi-detached bungalow set within in a quiet residential area of Portree located within walking distance of the village and all amenities on offer.

10 Scalpay Place is a bright and airy three bedroom semi-detached property located in a quiet residential area of Portree. The property is one of a number of similar properties in the area located within walking distance from the town centre of Portree and all amenities on offer and would make a fantastic family home or first time buyers property.

The accommodation within is set out over one level and comprises of; entrance vestibule, hallway, lounge, kitchen, rear vestibule, bathroom and three bedrooms. The property further benefits from double glazing, electric heating and ample built in storage space.

Externally the property is set within neat and well maintained garden grounds which are mainly laid to lawn to the front and rear. There is also a timber shed in the rear garden with off street parking available on the driveway to the side of the property.

10 Scalpay Place would make an ideal family home or a great first time buyer opportunity and must be viewed to appreciate the accommodation on offer.











Room sizes

Ground Floor:

Entrance Vestibule

1.27m x 1.02m (4'02" x 3'04").

Hallway

4.18m x 2.30m (13'08" x 7'06") at max.

Lounge

5.41m x 4.29m (17'08" x 14'00") at max.

Kitchen

3.19m x 3.01m (10'05" x 9'10").

Rear Vestibule

1.71m x 1.00m (5'07" x 3'03").

Bathroom

2.00m x 1.48m (9'02" x 4'10").

Bedroom One

4.10m x 3.13m (13'05" x 10'03") at max.

Bedroom Two

3.12m x 3.69m (10'02" x 12'01") at max.

Bedroom Three

3.00 m x 1.99 m (9'10'' x 6'06'') at max.















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Services:

Mains water, electricity and drainage. Electric Central Heating.

Council Tax: Band D

EPC Rating:

Band D

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 follow Home Farm Road, carry on up the hill past Marmalade on the left, keep going to the end of the road and turn left. Take first junction on left onto Scalpay Place, then take the third turn off on your left. 10 Scalpay Place is the last house on your right hand side.

Location:

Scalpay Place 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, benefiting 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.

Ground Floor



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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Portree Office: Bridge Road

Portree Isle of Skye IV51 9ER

IV51 9ER

Kyle Office: Main Street

Kyle of Lochalsh Ross-Shire IV54 8RD