



# The Isle of Skye Estate Agency

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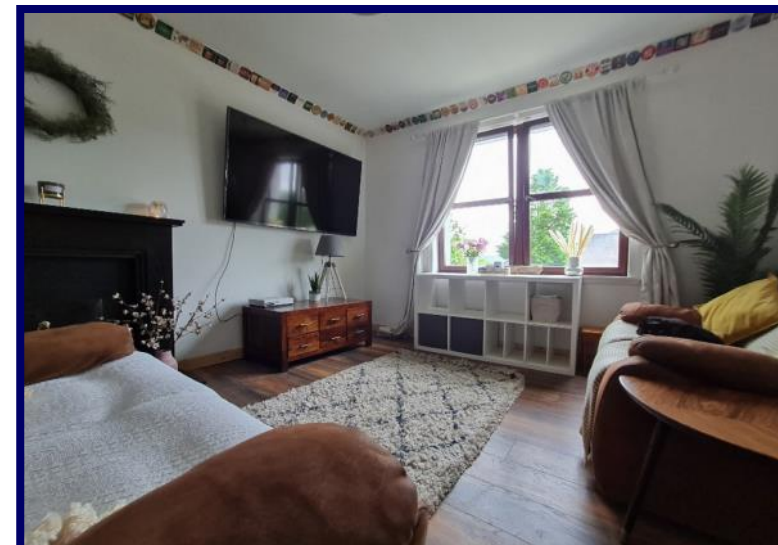
The Isle of Skye Estate Agency

Portree Office: [sales@iosea.co.uk](mailto:sales@iosea.co.uk)

01478 612 683

Kyle Office: [kyle@iosea.co.uk](mailto:kyle@iosea.co.uk)

01599 534 555



**11 York Drive, Portree, Isle of Skye, IV51 9EB.**

**Offers Over £147,000**

Ground Floor Semi-Detached Flat

2 Bedrooms

Views over Portree Bay and Fingal's Seat

Fully Enclosed Garden Grounds

Electric Central Heating and Open Fire Place

Close To All Local Amenities



## Description:

Number 11 York Drive is a beautifully presented two bedroom ground floor flat located within easy walking distance from the town centre. Positioned in a popular and much sought after residential area in Portree a short walk from all the amenities the village has to offer. Views to the Portree Bay and Fingal's Seat are afforded from the garden. The accommodation is set over one level and comprises of entrance lobby, hallway, lounge, kitchen, shower room and two double bedrooms. On street parking is available and the property further benefits from a small garden to the front and a larger garden to the rear where views towards Fingal's Seat and Portree Bay.

The property has been well maintained and is decorated in neutral tones throughout and further benefits from double glazing, electric heating and an open feature fire place in the lounge. The large utility and 2 further cupboards in the hallway offer ample storage space. Number 11 York Drive is presented in walk-in condition would make an ideal first time buyers home or holiday let opportunity.

Viewing is highly recommended.

## Location:

York Drive is very centrally located within the town of Portree, the capital of the Island and benefits from all the amenities you would expect of a thriving area including a supermarket, garage, several shops, hotels, restaurants and leisure centre. The town also has facilities of a modern medical centre, cottage hospital and primary and secondary schooling. The location offers all the advantages of the town and yet is close enough to the many hill and coastal walks, and places of interest the area has to offer, with the Skye Bridge some 32 miles to the south providing access onto the mainland.



## Room sizes:

### Ground Floor:

#### Entrance Lobby

2.13m x 1.29m (6'11" x 4'02").

#### Utility

2.13m x 1.24m (7'00" x 4'00").

#### Hallway

3.66m x 2.39m (12'00" x 7'10") at max.

#### Lounge

4.23m x 4.59m (13'10" x 15'00").

#### Kitchen

4.02m x 2.07m (13'02" x 6'09") at max.

#### Master Bedroom

3.89m x 4.06m (12'09" x 13'04").

#### Bedroom Two

2.79m x 3.90m (9'01" x 12'09").

#### Shower Room

1.74m x 1.50m (5'08" x 4'11").







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## Services:

Mains electricity, water and drainage.

## 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 Agency.

## 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 11 is located on the left-hand side of the road.



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.

## The Isle of Skye Estate Agency

Portree Office: Bridge Road  
Portree  
Isle of Skye  
IV51 9ER  
IV51 9ER

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