



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



14 Fraser Crescent, Portree Isle of Skye, IV51 9DR

Offers Over £185,000

Semi Detached House

Double Glazing & Electric Heating

Quiet Residential Area

Three Bedrooms

Private Garden Grounds and Off Street Parking

Description:

14 Fraser Crescent is a well presented, spacious three bedroom semi-detached property located in a quiet residential area of Portree close to the town centre and the amenities on offer.

14 Fraser Crescent is a three bedroom semi-detached property located in a popular residential area in the centre of Portree. The property is tastefully decorated throughout and would make a fantastic, comfortable family home located within walking distance of all local amenities.

The accommodation within is set out over two levels and comprises; entrance porch, hallway, lounge, bathroom, kitchen with utility area and rear porch on the ground floor together with a landing and three en suite bedrooms located on the first floor. The property further benefits from double glazing and electric central heating.

Externally the property boasts a small, low maintenance garden with a decked area to the front. The rear garden is slabbed hosts two timber sheds for storage. Parking is provided on the driveway.

14 Fraser Crescent is spacious property conveniently positioned close to the centre of Portree and would make an ideal family home or first time buyers property.

Viewing is highly recommended.



Room sizes

Ground Floor

Entrance Porch

1.97m x 1.53m (6'05" x 5'00").

Hallway

1.98m x 3.80m (6'05" x 12'05") at max.

Lounge

4.7m x 3.81m (15'05" x 12'05").

Kitchen / Utility

Kitchen - 2.70m x 2.99m (8'10" x 9'09").

Utility - 1.59m x 1.85m (5'02" x 6'00")

Rear Porch

1.24m x 5.32m (4'00" x 17'05").

Bathroom

2.65m x 1.94m (8'08" x 6'04").

First Floor

Landing

Bedroom One

4.72m x 2.77m (15'05" X 9'01") at max.

En Suite

1.54 x 1.24m (5'00" x 4'00").

Bedroom Two

3.83m x 2.78m 12'06" x 9'01").

En Suite

0.95m x 0.92m (3'01" x 3'00").

Bedroom Three

3.83m x 2.91m (12'06" x 9'06").

En Suite

0.99m x 2.15m (3'03" x 7'00").





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Services:

Mains water, electricity and drainage. Electric 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 Agency.

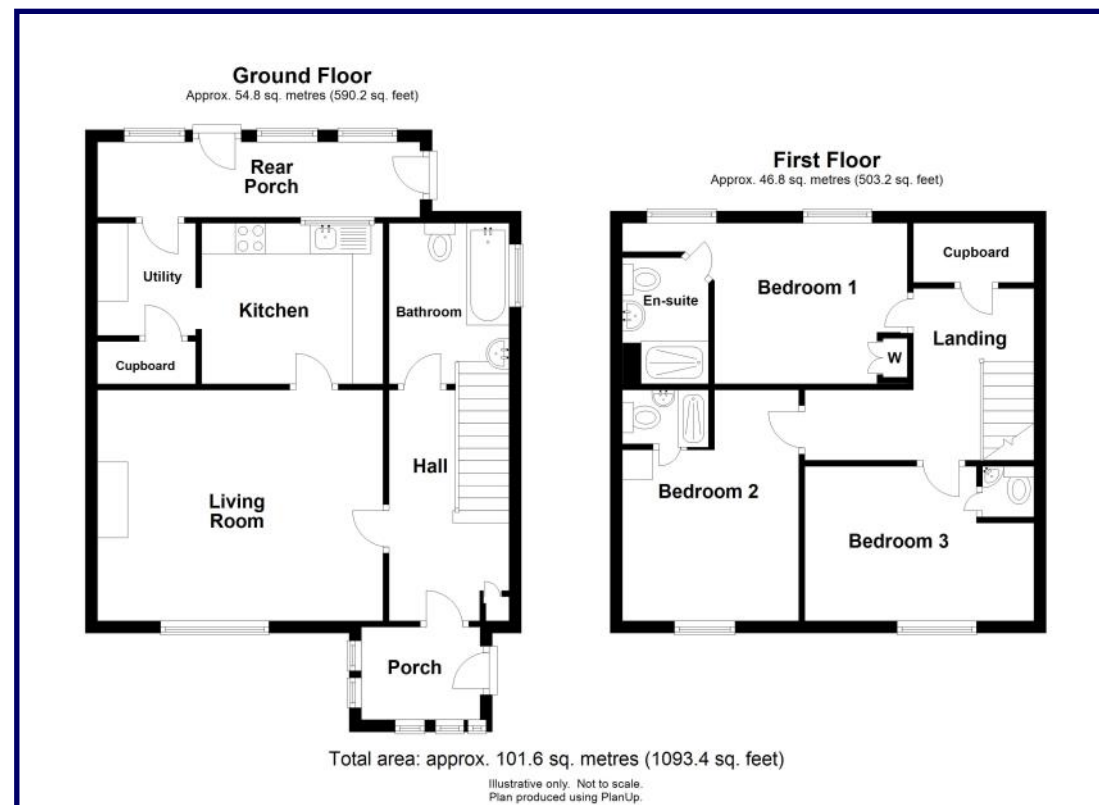
Entry: By mutual agreement.

Directions:

What3Words: ///track.repaying.lower
From Somerled Square take a left and head up Home Farm Road, then take the second right onto Blaven Road. Follow this road to the top of the hill and round to the right. Turn left into Fraser Crescent and number 32 will be located on the right hand side.

Location:

32 Fraser Crescent 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.



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