



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 Martin Crescent, Portree, Isle of Skye, IV51 9DW.

Offers Over £165,000

Semi-Detached Bungalow

Oil Fired Central Heating & Double Glazing

Central Location

Two Bedrooms

Low Maintenance Garden Grounds

Ideal First Time Buyers Property

Description:

14 Martin Crescent is a well presented two bedroom semi-detached property located in a popular residential area in the centre of Portree conveniently positioned to take advantage of all of the amenities that the village has to offer.

The bright and airy accommodation within is set over one level and comprises of entrance vestibule, hallway, lounge, kitchen/dining room, shower room and two double bedrooms. The property further benefits from double glazing throughout, oil fired central heating and a large loft which has the potential to be converted into additional accommodation subject to obtaining the relevant consents.

Externally the property is set within neat and well maintained garden grounds. The low maintenance garden grounds are mainly laid to gravel with well established shrubs and bushes. The rear garden hosts a wooden garden shed providing additional storage and ample off street parking is available via the gravel driveway to the side of the property.

14 Martin Crescent is a wonderful property conveniently positioned in the centre of Portree and would make an ideal purchase for a first time buyer.



Room sizes

Ground Floor:

Entrance Vestibule: 1.52m x 1.18m
(5'00" x 3'10")

Hallway: 2.93m x 1.22m (9'07" x 4'00")

Lounge: 4.24m x 4.22m (13'11" x 13'10") at max.

Kitchen/Diner: 5.81m x 3.83m (19'00" x 12'06") at max.

Bedroom One: 3.48m x 3.37m (11'04" x 11'00") at max.

Bedroom Two: 4.35m x 3.40m (14'03" x 11'01") at max.

Shower Room: 2.23m x 1.50m (7'03" x 4'11")





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Services:

Mains water, electricity and drainage. Oil fired central heating.

Council Tax: Band B

EPC Rating:

Band D

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:

From Somerled Square, take Home Farm Road, take the 1st exit on the right heading long York Drive, at the junction take a left turn heading up Stormy Hill Road and then take the first right hand turn onto Martin Crescent then first left with number 14 Martin Crescent being located on your left hand side.

Location:

Martin Crescent 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.



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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

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.