

The Isle of Skye Estate Agency
 Kyle Office: Main Street
 Kyle of Lochalsh
 Ross-Shire
 IV54 8RD

The Isle of Skye Estate Agency
 Portree Office: Bridge Road
 Portree
 Isle of Skye

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.



Ground Floor

Location:
 Raasay Court located within a 5 minute walk from the town centre of Portree, the capital of the Island. Benefiting 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 Skye Bridge some 32 miles to the south providing access onto the mainland.

Directions:
 From Somerled Square, follow the road up the hill called Home Farm Road, follow this round for roughly for half a mile, take the road left sign posted Scalpay Place, then left again into Raasay Court. Number 14 is located in the block of flats at the end, on the first floor on the left.

Entry:
 By mutual agreement.

Viewings:
 Strictly by appointment through The Isle of Skye Estate Agency.

Home Report:
 Please contact The Isle of Skye Estate Agency.

EPC Rating:
 Band C
Council Tax:
 Band B

Services:
 Mains water, electricity and drainage. Broadband and Phone Line (check with provider)

The Isle of Skye Estate Agency
 Portree Office: sales@iosea.co.uk
 01478 612 683
 Kyle Office: kyle@iosea.co.uk
 01599 534 555

www.iosea.co.uk

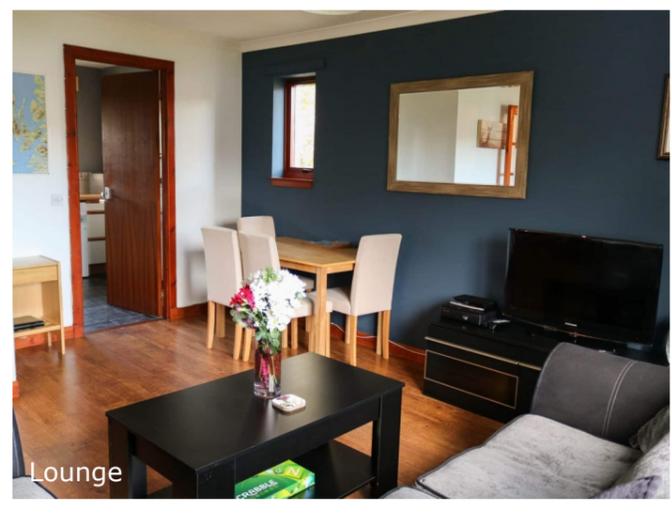
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14 Raasay Court, Portree, Isle of Skye, IV51 9TG
 2 Bedroom First Floor Flat
 Generous Internal Accommodation
 Mountain Views
 Communal Garden Area with Allocated Parking
Offers Over £125,000
 Electric Central Heating & DG
 Immaculately Presented

Description:

14 Raasay Court is a well presented, spacious two bedroom first floor flat located in a quiet residential area of Portree, ideally situated and within walking distance of all the amenities

Portree has to offer.

14 Raasay Court is a spacious two double bedroom first floor flat located in a quiet residential area of Portree set within five minutes walking distance of all the local amenities Portree has to offer. The property benefits from generous built in storage, wooden double glazing, electric central heating and modern finishing throughout.

Accessed via a communal hallway the properties accommodation within comprises of a large inner hallway providing access to the rooms within, a large lounge and dining area with contemporary and neutral decor, modern laminate flooring, two large bright double bedrooms, bathroom with shower and neat kitchen. The property enjoying views across to the Cuillin Mountain range at the front and Creag An Fhithich to the rear. Allocated parking is available to the front of the property and a shared lawned garden area surrounds the main block.

This property would make an ideal home for a first time buyer, a great buy to let opportunity or holiday retreat having been done so in the past. A true must see to appreciate what is on offer.



Living Room



Living Room



Living Room



Kitchen



Bathroom



Hallway

Room sizes

Entrance Vestibule: 3'07" x '11" (1.10m x 0.90m)

Hallway: 8'00" x 6'00" at max (2.44m x 1.83m at max)

Lounge: 15'09" x 13'02" at max (4.81m x 4.03m at max)

Kitchen: 8'08" x 7'04" (2.65m x 2.25m)

Bathroom: 6'10" x 6'06" (2.11m x 1.98m)

Bedroom One: 10'02" x 9'03" (3.10m x 2.82m at max)

Bedroom Two: 11'02" x 9'03" (3.42m x 2.83m)

Garden:

The property benefits for a communal garden area to the front side and rear of the block. There is an allocated parking space and each owner takes a share in cleaning the communal stairs and entrance.



Bedroom



Bedroom View



Twin Bedroom



Front View



Rear View



Garden Area