



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



Travee, 18 Sluggans Drive, Portree, Isle of Skye, IV51 9EQ.

Offers Over £170,000

Semi-Detached Property
Two Double Bedrooms

Double Glazing & Oil Fired Central Heating
Private Rear Garden Grounds

Popular Residential Area
On-Street Parking

Description:

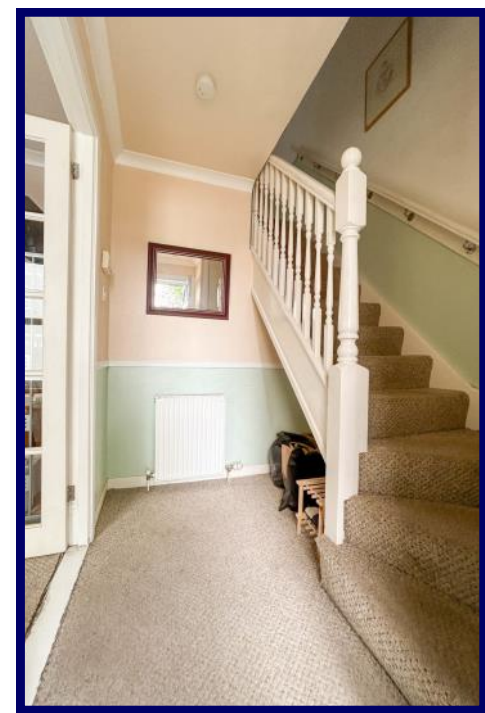
Travee, 18 Sluggans Drive is a well presented two bedroom semi-detached property located in a popular residential area of Portree, a short walk from the village centre and the amenities on offer.

Travee, 18 Sluggans Drive is one of a number of similar properties in the area located within easy 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 bright and airy accommodation within is set over two levels and comprises of entrance hallway, lounge/dining room and kitchen on the ground floor with two double bedrooms and family bathroom located on the first floor. The property further benefits from double glazing throughout, oil fired central heating and private rear garden grounds.

Externally the property is set within enclosed garden grounds to the rear and side. The garden is mainly laid to lawn with an established hedge surrounding. There is also a timber shed in the rear garden. On street parking is available to the side of the property.

Travee is a delightful property conveniently positioned in 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 Hallway:

2.77m x 1.95m (9'01" x 6'04") at max.

Lounge/Dining Room:

7.17m x 3.45m (23'06" x 11'03") at max.

Kitchen :

4.39m x 2.52m (14'05" x 8'03") at max.

First Floor:

Bathroom:

2.11m x 1.72m (6'11" x 5'07") at max.

Bedroom One:

3.45m x 3.28m (11'03" x 10'09").

Bedroom Two:

4.46m x 2.97m (14'07" x 9'08").





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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 Agency.

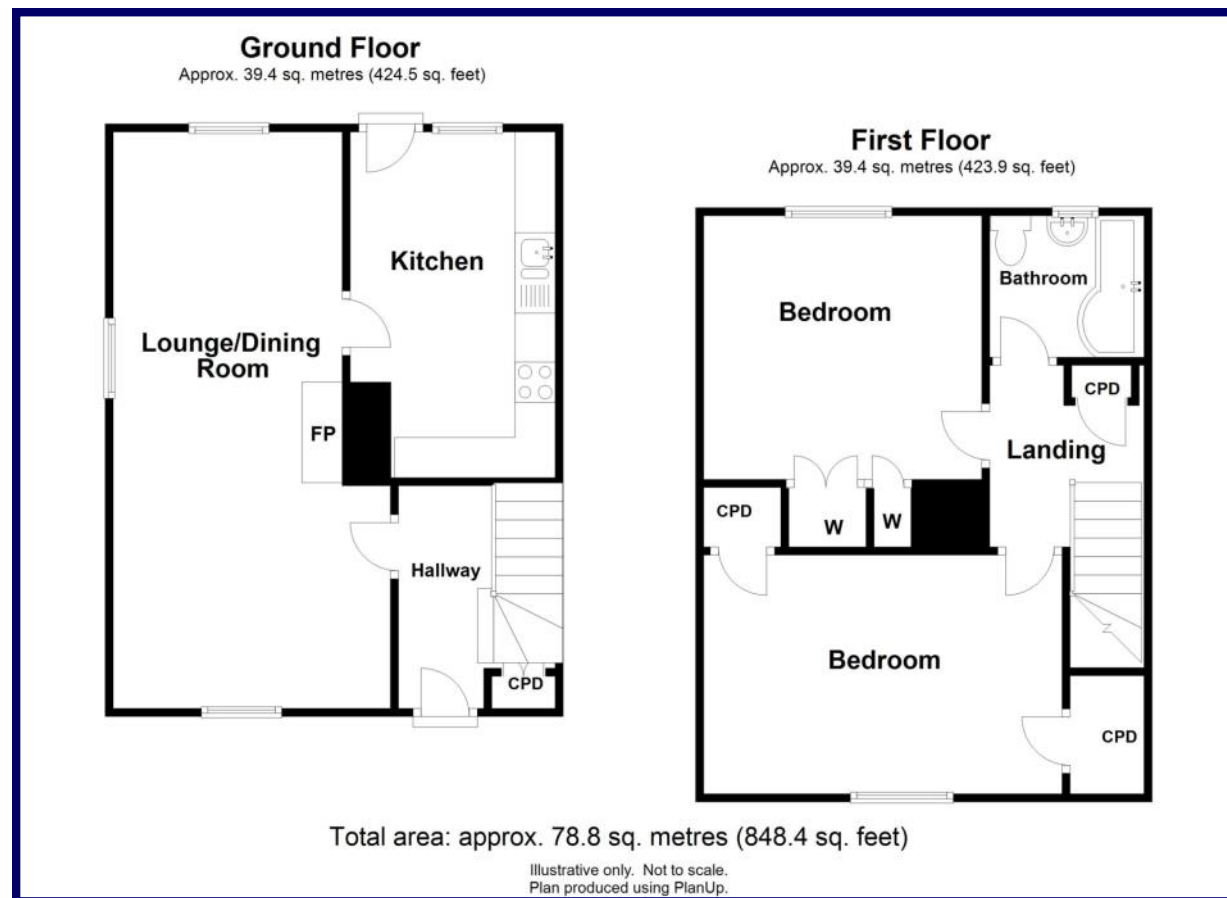
Entry: By mutual agreement.

Directions:

On entering Portree from the South, turn left onto Dunvegan Road. Follow the road until you reach Howdens and turn immediately left after this onto Sluggans Drive. Continue straight ahead and the steps leading to number 18 will be located on your right hand side.

Location:

Sluggans Drive 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.