



# The Isle of Skye Estate Agency

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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



**19 York Drive, Portree, Isle of Skye**

**Ground Floor Semi-Detached Flat**

**Fully Enclosed Garden Grounds**

**2 Bedrooms**

**Storage Heating**

**Central Location**

**Close To All Local Amenities**

**Offers In the Region of £135,000**

## Description:

A spacious two bedroom semi detached ground floor flat with views of the Cuillin mountains. 19 York Drive is located close to the centre of Portree and is ideally positioned to take advantage of all the local amenities and facilities the area has to offer.

A bright and spacious two bedroom ground floor flat located within easy walking distance from the town centre of Portree. Positioned in the popular and much sought after residential area in Portree within a five minute walk from all the amenities Portree has to offer. Set in an elevated position the property boasts stunning views across Portree and towards the Cuillin mountain range.

The accommodation is set over one level and comprises of : entrance porch, utility area, hallway, living room, 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 with drying area.

The property has been well maintained and is decorated in neutral tones throughout with newly fitted carpets and further benefits from double glazing throughout, storage heating and offers ample storage space. Number 19 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:**

Entrance Porch: 8'02 x 4'05  
(2.50m x 1.36m)

Utility: 7'01 x 3'09 (2.18m x 1.16m)

Hallway: 16'07 x 8'00 (5.06m x 2.45m) at max.

Living Room: 15'00 x 12'06  
(4.58m x 3.82m)

Kitchen: 13'00 x 5'04 (3.99m x 1.64m)

Bedroom One: 13'02 x 9'10  
(4.03m x 3.00m)

Bedroom Two: 12'10 x 9'03  
(3.92m x 2.83m)

Shower Room: 6'02 x 4'11 (1.90m x 1.50m)





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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:

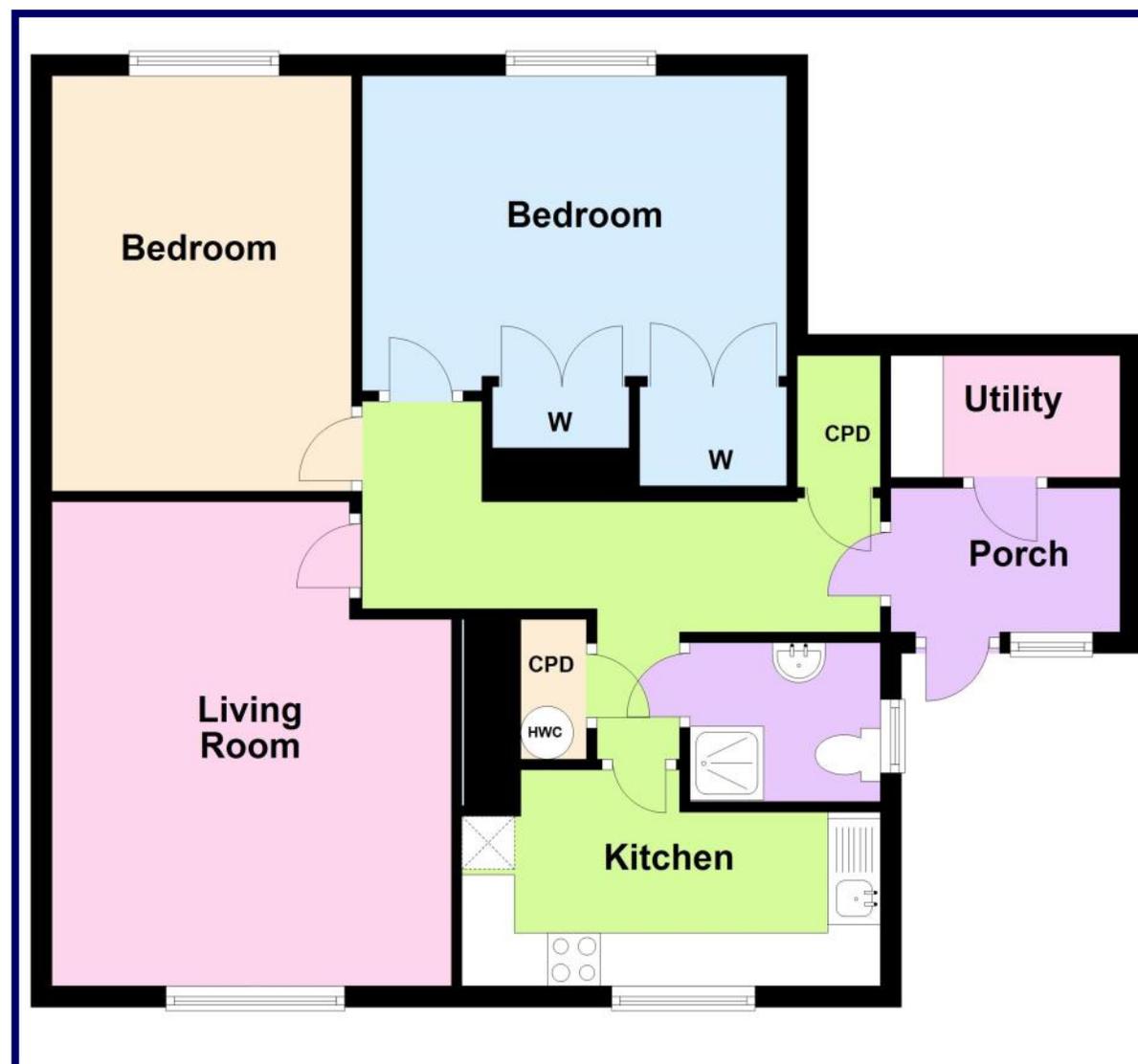
Strictly by appointment through The Isle of Skye Estate Agency.

## Entry:

By mutual agreement.

## Directions:

From Somerled Square, follow the road up the hill called Home Farm Road and take the first turning on your right hand side for York Drive, number 19 will be the 4th property on your left.



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** Kyle Office: Main Street  
Portree Office: Bridge Road Kyle of Lochalsh  
Portree Ross-Shire  
Isle of Skye IV54 8RD