



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



2 Keepers Cottage, Skeabost Bridge, By Portree

Centrally Located Property

1 Bedroom

Low Maintenance Garden

Walk-In Condition

Offers Over £130,000

UPVC Double Glazing, Electric Central Heating

Ideal First Time Buyers Property

Description:

2 Keepers Cottage is a delightful one bedroom traditional 1 ¾ storey property located in the scenic township of Skeabost Bridge conveniently located within easy commuting distance of Portree.

2 Keepers Cottage is a well presented property located within 7 miles of Portree and all amenities on offer. The property has been very well maintained by the current owner and is brought to market in walk-in condition decorated in neutral tones throughout and further benefits from electric heating, multi-fuel stove, UPVC double glazing and off street parking. The accommodation within comprises; entrance vestibule, shower room, lounge and kitchen diner on the ground floor with stairs leading to the upper landing and double bedroom.

2 Keepers Cottage is a beautiful property and would make a fantastic first time buyers or buy to let opportunity set in a quiet location close to Portree. Viewings are highly recommended to appreciate the standard of accommodation on offer.



Room sizes

Ground Floor:

Entrance Vestibule: 6'11 x 3'10
(2.13m x 1.18m)

Shower Room: 6'10 x 4'06 (2.11m
x 1.37m)

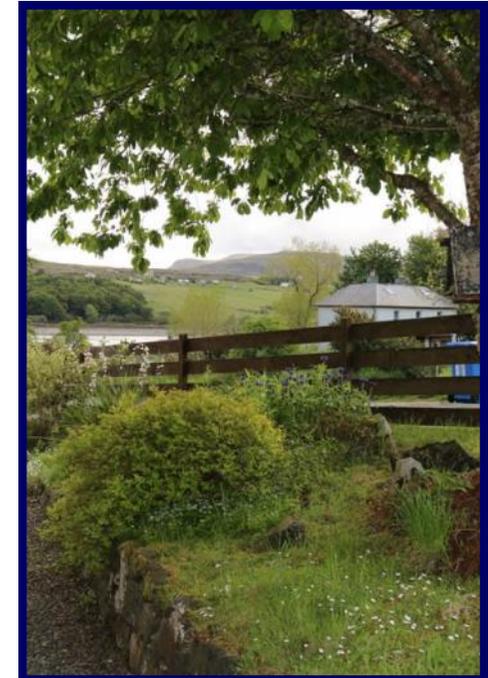
Lounge: 13'01 x 10'07 (3.99m x
3.24m) at max.

Kitchen Diner: 14'01 x 12'11
(4.31m x 3.95m)

Upper Floor:

Landing: 12'05 x 3'11 (3.80m x
1.22m) at max.

Bedroom: 10'03 x 7'09 (3.13m x
2.36m) at max.





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Council Tax:

A

Entry:

By mutual agreement.

EPC Rating:

Band G

Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

Strictly by appointment through The Isle of Skye Estate

Services:

Mains water and electricity. Drainage to septic tank.

Directions:

Take A850 from Portree towards Dunvegan, continue on this road until you cross the river Tora and pass the church on your right hand side.

Take the next turn off on your left hand side sign posted Glen Bernisdale and 2 Keepers Cottage will be located on your right.

Location:

Skeabost Bridge is a friendly community located some 6 miles north of Portree, the Islands capital. Portree is a busy and vibrant town offering a range of facilities and services such as supermarkets, shops, hotels, restaurants, leisure facilities, a library, a cottage hospital and modern medical centre and both primary and secondary schooling. Skeabost House Hotel offering food and a 'local' within walking distance together with a 9 hole golf course. Located in the centre of the Isle of Skye, Skeabost Bridge is the ideal base for exploring the rest of the island. The property is also located on the regular bus service between Portree and Dunvegan.



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