



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



22 Fraser Crescent, Portree, Isle of Skye, IV51 9DR.

Offers Over £160,000

Semi-Detached House

LPG Central Heating & Double Glazing

Central Location

Three Bedrooms

Fully Enclosed Garden Grounds

Ideal First Time Buyers Property

Description:

22 Fraser Crescent is a well maintained three double bedroom semi-detached property located in a quiet residential area of Portree affording views towards Scorrybreac and Torvaig.

22 Fraser Crescent is a delightful three bedroom semi-detached property located in a popular residential area in the centre of Portree from where views over Torvaig and Scorrybreac are afforded. The property 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 first time buyers property or comfortable family home.

The spacious accommodation within is set out over two floors and comprises: Entrance hallway, lounge, bathroom and a spacious kitchen/diner on the ground floor with three double bedrooms and shower room located on the first floor. The property further benefits from LPG gas central heating, double glazing and ample built in storage.

Externally the property is set within fully enclosed garden grounds with a small garden to the front and a larger private garden to the rear.

22 Fraser Crescent would make an ideal family home or a first time buyer opportunity. A true must see to appreciate what is on offer.



Room sizes

Ground Floor:

Entrance Hallway: 4.88m x 1.94m (16'00" x 6'04") at max.

Lounge: 4.70m x 3.80m (15'05" x 12'05") at max.

Kitchen/Diner: 4.67m x 2.71m (15'03" x 8'10")

Bathroom: 1.97m x 1.70m (6'05" x 5'06")

First Floor:

Landing: 2.89m x 0.98m (6'06" x 3'02") at max.

Bedroom One: 4.39m x 2.76m (14'05" x 9'00") at max.

Bedroom Two: 3.84m x 2.77m (12'07" x 9'01") at max.

Bedroom Three: 3.84m x 3.05m (12'07" x 10'00") at max.

Shower Room: 2.29m x 0.87m (7'09" x 2'10")





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Services:

Mains water, electricity and drainage. LPG Gas central heating.

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

Entry:

By mutual agreement.

Directions:

On entering Portree from the South, take the road that leads into the centre, turning left onto Somerled Square. Take the first left at the Bank of Scotland opposite the Isles public house. Follow the road that leads upwards you will go steeply uphill through traffic chicane. (Home Farm Road). Take the third turning right after this; signposted Blaven Road. You will pass the primary school on your right. Follow the road round and

Location:

Fraser 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.