



# The Isle of Skye Estate Agency

[www.iosea.co.uk](http://www.iosea.co.uk)

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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



**3 Beech Gardens, Portree, Isle of Skye, IV51 9UR**

Detached Bungalow

Private Garden Grounds

2 Bedrooms

Open Fire & Mixed Storage /Electric Heating

Quiet Residential Cul-De-Sac

Close To All Local Amenities

**Offers Over £170,000**

## Description:

3 Beech Gardens is a bright and well presented two bedroom detached bungalow located in a quiet residential area in Portree conveniently positioned within walking distance of all local amenities.

The bright and airy accommodation within is set over one level and comprises of; Entrance Vestibule, Hallway, Lounge, Kitchen, Bathroom and Two Double Bedrooms. The property further benefits from UPVC double glazing, Open Fire, mixed storage/electric heating and ample built in storage throughout. The property is well maintained by the current owners and is presented in walk in condition.

Externally, there is well kept garden grounds to the front and rear which is mainly laid to lawn. Ample off street parking is provided by a gravel driveway to the side. In addition to the main garden is an area of woodland to the rear of the property.

3 Beech Gardens is a wonderful property conveniently positioned in the centre of Portree and would make an ideal purchase for a first time buyer.

Viewing is highly recommended.

## Location:

Set in a quiet residential cul-de-sac within easy walking distance of Portree town centre, the islands capital, benefiting 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.



## **Room sizes:**

Entrance Vestibule: 5'05 x 4'02  
(1.66m x 1.29m)

Hallway: 13'06 x 5'04 (4.12m x 1.65m) at max.

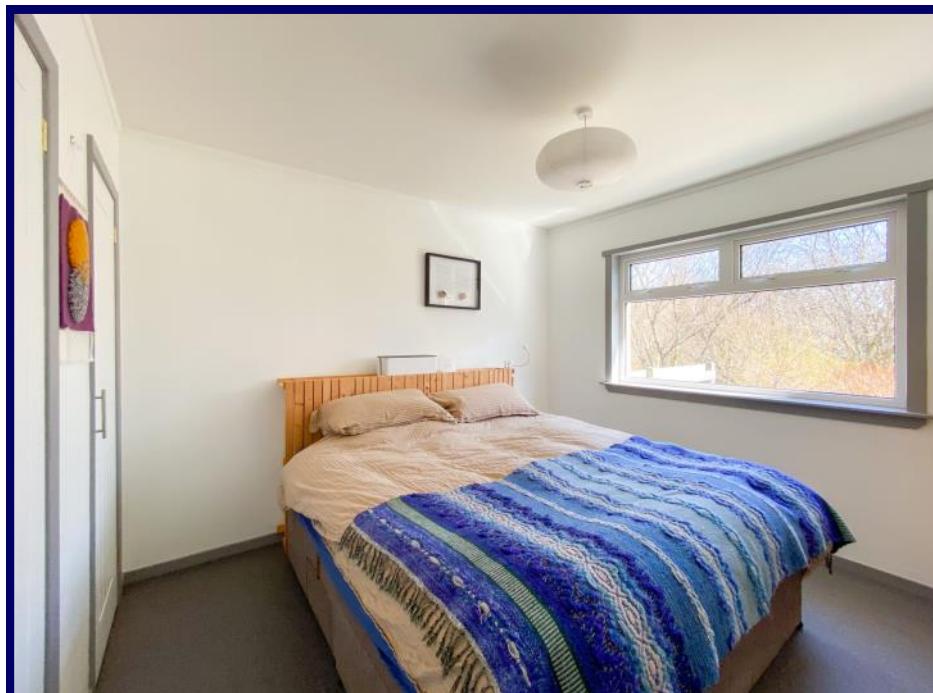
Lounge: 18'11 x 11'05 (5.77m x 3.49m)

Kitchen: 11'05 x 7'02 (3.50m x 2.20m)

Bedroom One: 11'09 x 10'06  
(3.60m x 3.20m)

Bedroom Two: 10'09 x 10'06  
(3.30m x 3.21m)

Bathroom: 8'01 x 5'03 (2.49m x 1.62m)





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## Services:

Mains electricity, water and drainage.

## Council Tax:

Band C

## 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 the centre of Portree take the A87 and turn off at junction located next to the high school heading towards Uig and Dunvegan. Continue on this road until you reach MacGregors Industrial supplies which will be on your right hand side, Take the junction immediately after MacGregors signposted Beech Gardens. Number 3 will be the third house.



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

Portree Office: Bridge Road

Portree

Isle of Skye

IV51 9ER

Kyle Office: Main Street

Kyle of Lochalsh

Ross-Shire

IV54 8RD