



The Isle of Skye Estate Agency

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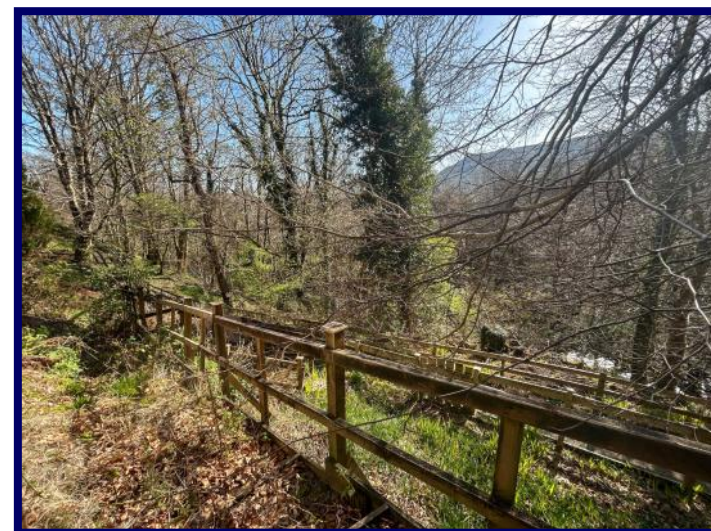
The Isle of Skye Estate Agency

Portree Office: sales@iosea.co.uk

01478 612 683

Kyle Office: kyle@iosea.co.uk

01599 534 555



3 Manse Lane, Portree, Isle of Skye, IV51 9QR.

Semi-Detached Property
Three Bedrooms

Double Glazing & Electric Heating
Front & Rear Gardens

Quiet Area in the Centre of Portree
Off-Street Parking

Offers Over £190,000

Description:

3 Manse Lane is a spacious three bedroom semi-detached bungalow set within a quiet lane close to the centre of Portree within walking distance of all amenities on offer.

3 Manse Lane is a three bedroom semi-detached property located in a quiet area of Portree. The property is conveniently located within walking distance from the centre of Portree and all amenities on offer and would make a fantastic first time buyers property.

The accommodation within is set out over one level and comprises of; conservatory, vestibule, hallway, lounge, kitchen diner, bathroom and three bedrooms. The property further benefits from double glazing, electric heating and ample built in storage space.

Externally the property benefits from front and rear garden grounds with ample private parking. The gardens to the rear are sloping in nature with a number of trees, shrubs and bushes which are currently overgrown. The garden backs onto a lovely wooded area overlooking the river Leasgeary.

3 Manse Lane would make an ideal home in a quiet area of Portree and must be viewed to appreciate the accommodation on offer.



Room sizes

Ground Floor:

Conservatory

2.82m x 1.94m (9'03" x 6'04").

Entrance Vestibule

1.17m x 1.26m (3'10" x 4'01").

Hallway

5.03m x 1.17m (16'06" x 3'10").

Lounge

3.82m x 3.81m (12'06" x 12'06").

Kitchen Diner

4.48m x 3.28m (14'08" x 10'09") at max.

Bathroom

3.22m x 1.70m (10'06" x 5'07") at max.

Bedroom One

2.91m x 3.80m (9'06" x 12'05") at max.

Bedroom Two

3.20m x 3.20m (10'06" x 10'06").

Bedroom Three

3.85m x 2.06m (12'07" x 2'06").





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Services:

Mains water, electricity and drainage. Electric Heating.

Council Tax: Band D

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.

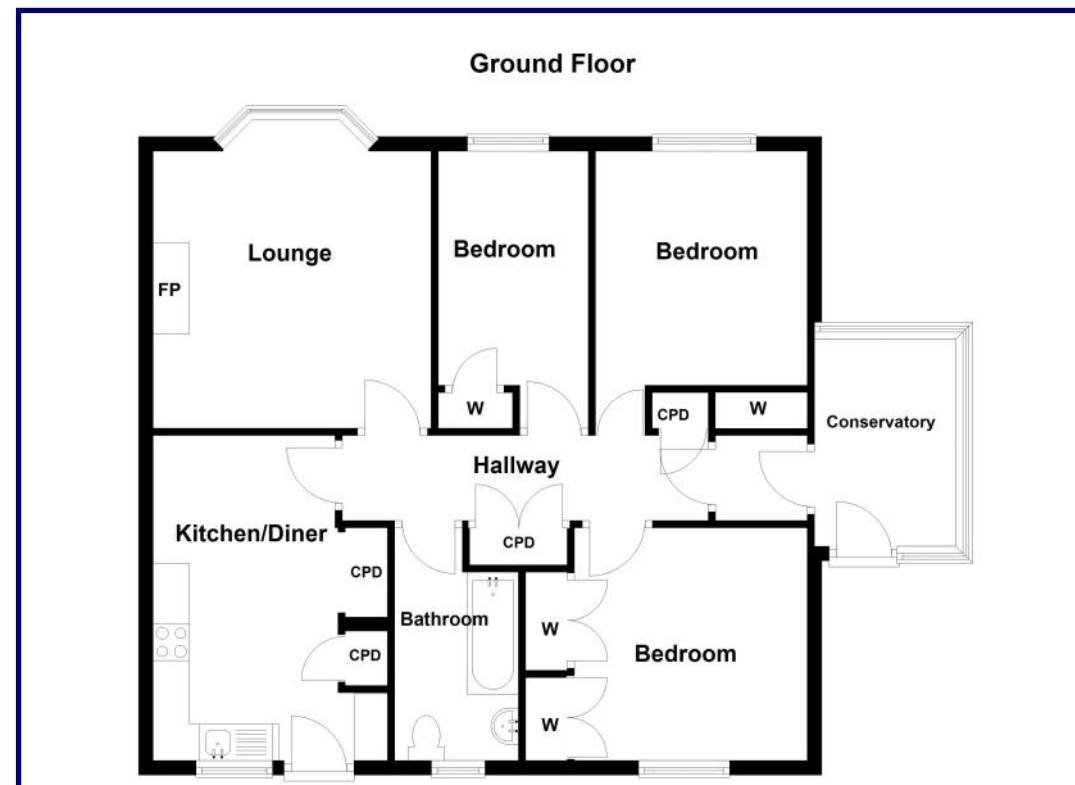
Entry: By mutual agreement.

Directions:

From Somerled Square turn right onto Bridge Road heading south from the village. Manse Lane is the first road on the right, just before the traffic lights, continue up the lane and follow the road to your left. 3 Manse lane is the second house on your left hand side.

Location:

Manse Lane is a quiet residential area located close to the centre of Portree and the property is within easy walking distance of the village centre. Portree is a growing town and the capital of the Isle of Skye, benefitting from a selection of shops including supermarkets, hotels, restaurants, leisure facilities, a modern medical centre and cottage hospital. The Skye bridge is approximately 32 miles to the south of the island.



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