



# 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 Scorrybreac, Staffin Road, Portree, Isle of Skye, IV51 9HS

Elevated position with Stunning Views

3 Bedrooms

Private Garden Grounds

Electric Storage Heating

**Offers Over £315,000**

UPVC Double Glazing & Open Fire Place

Planning Permission for Home in Garden

## Description:

3 Scorrybreac is a spacious three bedroom detached bungalow set within in a quiet residential area of Portree and is being sold with an adjacent building plot which already has planning in principle. Occupying an elevated position, within walking distance of the village and all amenities on offer, beautiful views are afforded towards Ben Tianavaig and the Cuillin Range.

3 Scorrybreac offers a unique opportunity to purchase a three bedroom property with planning permission in principle for an additional property in the garden. The house requires a degree of modernisation, however, offers purchasers the rare opportunity to acquire a property and a building plot with planning in principle for a further home in the grounds.

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

Externally the property is set within large garden grounds extending to approximately 0.46 acres, or thereby (to be confirmed by title deed) with includes the potential building plot. The grounds around the main house are mainly laid to lawn.

### Planning Permission:

Planning permission in principle was granted for the erection of single or 1½ storey property under planning reference 23/04384/PIP on 13th November 2023 and is valid for three years from that date. Details are available from Highland Council at [www.highland.gov.uk/wam](http://www.highland.gov.uk/wam) using the planning reference.



## Room sizes

### Ground Floor:

#### Entrance Vestibule

4'00" x 3'01" (1.23m x 0.96m)

#### Hallway

13'02" x 18'06" (4.04m x 5.66m) at max.

#### Lounge

18'07" x 12'01" (5.68m x 3.69m).

#### Kitchen

12'04" x 8'07" (3.78m x 2.63m).

#### Bedroom One

13'05" x 12'04" (4.11m x 3.76m).

#### Bedroom Two

12'03" x 10'03" (3.76m x 3.12m).

#### Bedroom Three

9'07" x 8'10" (2.93m x 2.70m).

#### Bathroom

2.00m x 1.48m (9'02" x 4'10").





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## Council Tax:

A

## Entry:

By mutual agreement.

## EPC Rating:

Band F

## Home Report:

Please contact The Isle of Skye Estate Agency.

## Viewings:

Strictly by appointment through The Isle of Skye Estate

## Services:

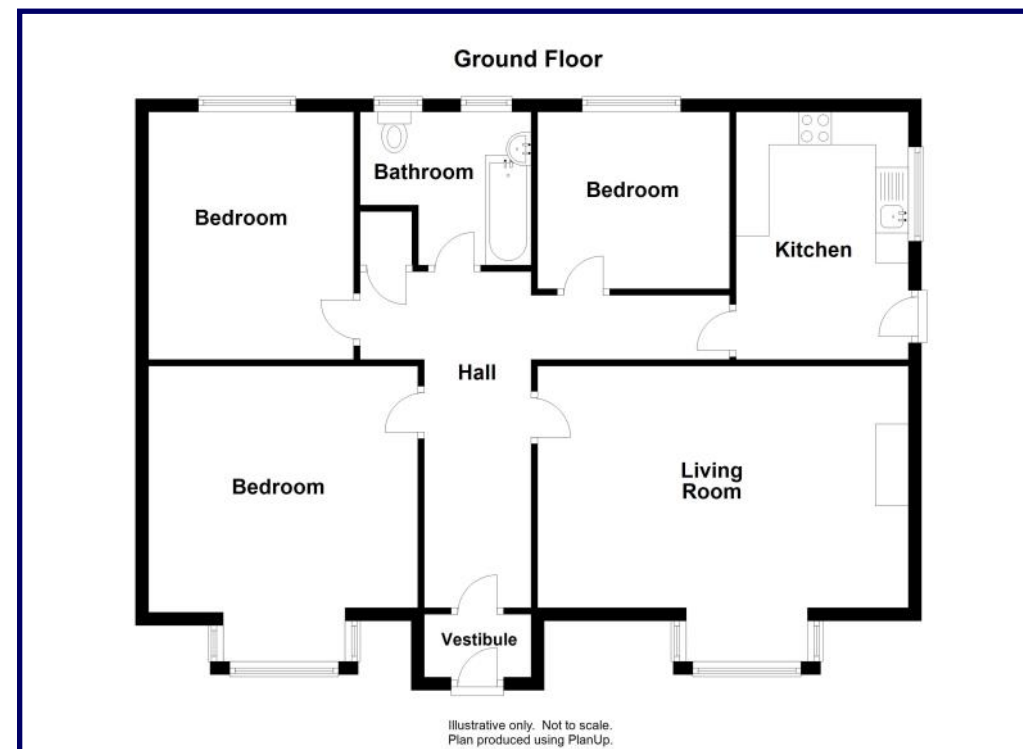
Mains water, electricity and drainage

## Directions:

Follow the A855 from Portree towards Staffin. Continue past the newly built properties on the right and 3 Scorrybreac is located on the left hand side just before Hill Place.

## Location:

3 Scorrybreac is 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.



## The Isle of Skye Estate Agency

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 ar-

range 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