



# The Isle of Skye Estate Agency

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

The Isle of Skye Estate Agency

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



**31 Sluggans Drive, Portree, Isle of Skye**

Mid Terrace Property

Low Maintenance Gardens

3 Bedrooms

Storage Heating

Central Location

Close To All Local Amenities

**Offers Over £130,000**

## Description:

A spacious three bedroom mid terrace property located in a popular residential area close to the centre of Portree and all amenities on offer. Set in an elevated position the property affords views across to Ben Chrcaig, Achachork and the surrounding area.

31 Sluggans Drive is one of a number of similar properties in the area located within easy walking distance from the town centre of Portree and would make a comfortable family home, first time buyers property or a great buy to let opportunity. Set in an elevated position the property affords views across to Ben Chrcaig, Achachork and the surrounding area.

The accommodation is set over two levels and comprises of entrance hallway, living room, kitchen and W.C on the ground floor with three double bedrooms and family shower room located on the first floor. The property further benefits from double glazing throughout, storage heating and offers ample storage space.

Externally there is a small low maintenance garden to the front and rear of the property with off-street parking available close by. 31 Sluggans is a great opportunity to purchase an affordable home conveniently positioned close to the centre of Portree and must be viewed to appreciate the accommodation on offer.

## Location:

Sluggans Drive is in a quiet residential area within walking distance from the centre of Portree. Portree is the principal town on the island and benefits from a selection of shops, restaurants, public houses, cinema, sports facilities, a medical centre, community hospital, primary and secondary schools.



## Room sizes:

Entrance Hallway: 13'10 x 5'08 (4.23m x 1.73m) at max.

W.C.: 4'10 x 2'05 (1.49m x 0.75m)

Living Room: 23'08 x 13'06 (7.23m x 4.12m) at max.

Kitchen: 12'10 x 9'11 (3.92m x 3.05m)

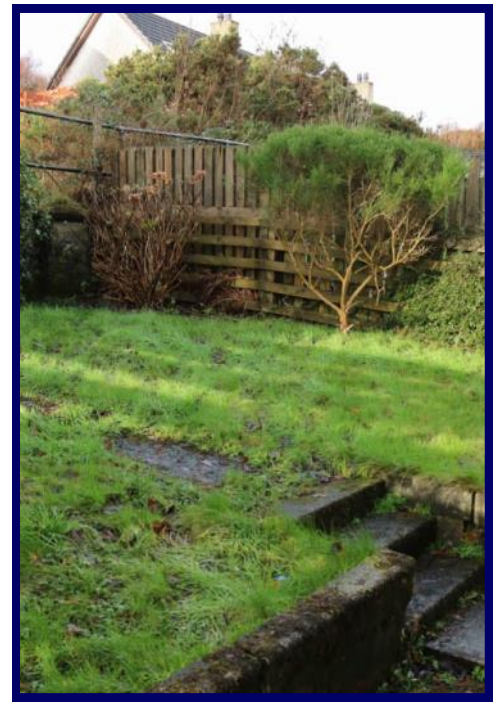
Landing: 13'00 x 5'09 (3.98m x 1.77m) at max.

Master Bedroom: 11'07 x 9'09 (3.54m x 2.98m)

Bedroom Two: 14'10 x 9'00 (4.52m x 2.75m)

Bedroom Three: 11'11 x 8'05 (3.65m x 2.58m)

Shower Room: 7'01 x 5'07 (2.17m x 1.72m)





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## Services:

Mains electricity, water and drainage.

## Council Tax:

Band b

## EPC Rating:

Band E

## Home Report:

Please contact The Isle of Skye Estate Agency.

## Viewings:

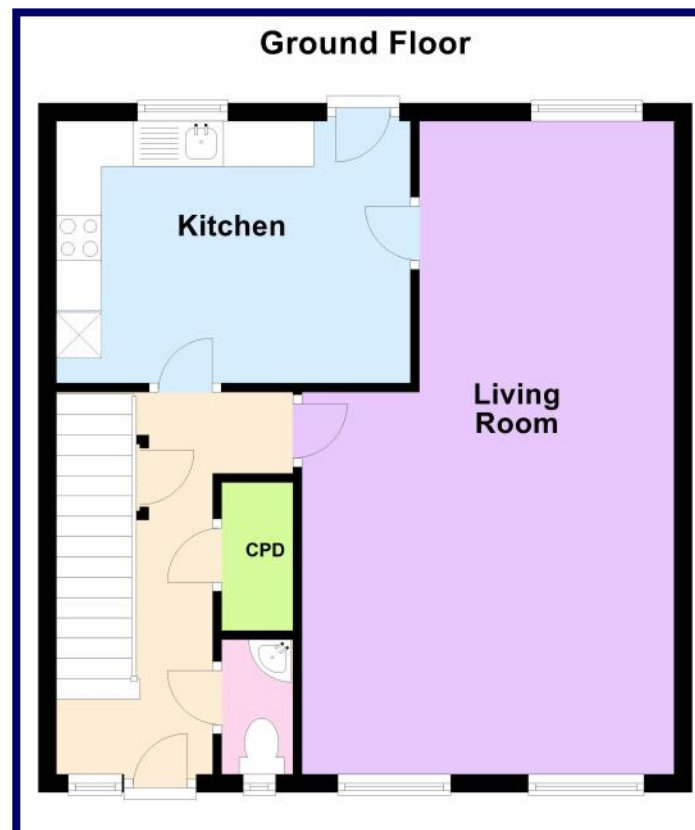
Strictly by appointment through The Isle of Skye Estate Agency.

## Entry:

By mutual agreement.

## Directions:

From Somerled Square, turn right onto the Dunvegan Road (A87), turn right again along the Dunvegan Road past Portree High School, take the exit on your left for Struan Road (B885), take the second road on the right to Sluggans Drive with the property being third house along at the end of the road.



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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Kyle of Lochalsh  
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