



# 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



**32 Fraser Crescent, Portree, Isle of Skye, IV51 9DR.**

**Offers Over £165,000**

Semi-Detached House  
Three Bedrooms

Double Glazing & Oil Fired Central Heating  
Central Location

Ideal Family Home or First Time Buyers Property  
Front & Rear Garden with On-Street Parking

## Description:

32 Fraser Crescent is a spacious three bedroom semi-detached property located in a quiet residential area of Portree affording views of Ben Tianavaig, Scorrybreac and Portree Bay.

32 Fraser Crescent is a three bedroom semi-detached property located in a popular residential area in the centre of Portree boasting views of Ben Tianavaig, Scorrybreac and Portree Bay. The property is in need of modernisation however would make a fantastic first time buyers property or comfortable family home located within walking distance of all local amenities.

The accommodation within is set out over two levels and comprises; entrance vestibule, hallway, lounge, shower room, kitchen and rear lobby on the ground floor together with a landing and three bedrooms located on the first floor. The property further benefits from double glazing, Oil fired central heating and generous garden grounds. Externally the property boasts a small garden to the front and a larger garden to the rear, the garden host a number of established shrubs and bushes.

32 Fraser Crescent is spacious property conveniently positioned close to the centre of Portree and would make an ideal family home or first time buyers property. Viewing is highly recommended.



## Room sizes

### Ground Floor:

**Entrance Vestibule:** 2.12m x 2.13m (6'11" x 7'00") at max.

**Hallway:** 3.12m x 2.13m (10'02" x 6'11") at max.

**Lounge:** 4.29m x 3.97m (14'00" x 13'00") at max.

**Kitchen:** 3.09m x 3.06m (10'01" x 10'00") at max.

**Rear Lobby:** 3.19m x 1.07m (10'05" x 3'06").

**Shower Room:** 2.13m x 2.17m (6'11" x 7'01") at max.

### First Floor:

**Landing:** 4.28m x 1.78m (14'00" x 5'09") at max.

**Bedroom One:** 4.30m x 3.27m (14'01" x 10'08") at max.

**Bedroom Two:** 3.69m x 2.82m (12'01" x 9'03").

**Bedroom Three:** 3.83m x 3.26m (12'06" x 10'08") at max.





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## Services:

Mains water, electricity and drainage. Oil Fired Central Heating

**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.

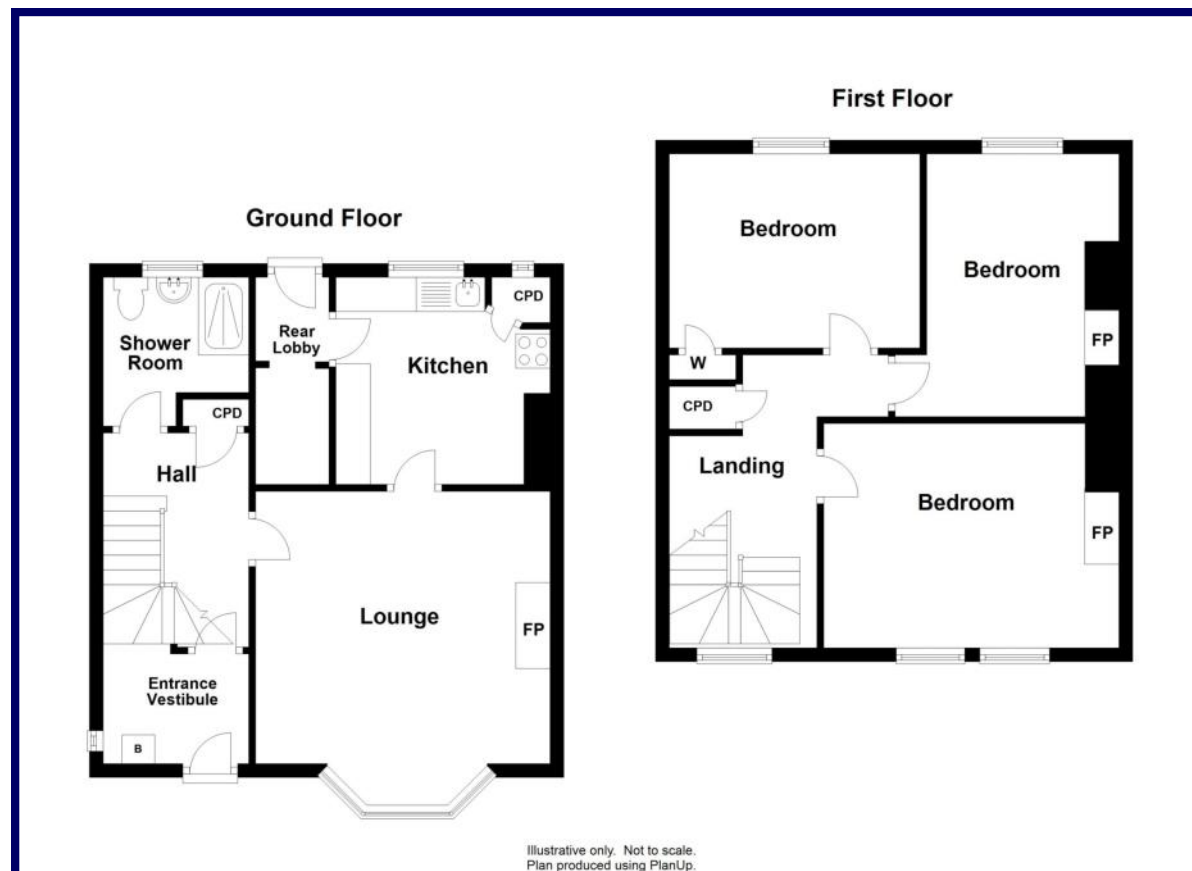
**Entry:** By mutual agreement.

## Directions:

From Somerled Square take a left and head up Home Farm Road, then take the second right onto Blaven Road. Follow this road to the top of the hill and round to the right. Turn left into Fraser Crescent and number 32 will be located just prior to the turning into Kitson Crescent on your right hand side.

## Location:

32 Fraser Crescent is very centrally located within the town of Portree, the capital of the Island and benefits from all the amenities you would expect of a thriving area including a supermarket, garage, several shops, hotels, restaurants and leisure centre. The town also has facilities of a modern medical centre, cottage hospital and primary and secondary schooling. The location offers all the advantages of the town and yet is close enough to the many hill and coastal walks, and places of interest the area has to offer, with the Skye Bridge some 32 miles to the south providing access onto the mainland.



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  
IV51 9ER

Kyle Office: Main Street  
Kyle of Lochalsh  
Ross-Shire  
IV54 8RD