



The Isle of Skye Estate Agency

www.iosea.co.uk

The Isle of Skye Estate Agency

Portree Office: sales@iosea.co.uk

01478 612 683

Kyle Office: kyle@iosea.co.uk

01599 534 555



4 Bayfield House, Portree, Isle of Skye, IV51 9EL

Offers Over £165,000

First Floor Apartment

2 Bedrooms

Views towards Portree Bay

Private Parking Space

Electric Central Heating

Close To All Local Amenities

Description:

An immaculately presented two bedroom first floor flat with views towards Portree Bay. 4 Bayfield House is located in the centre of Portree and is ideally positioned to take advantage of all the local amenities and facilities the village has to offer.

4 Bayfield House is a bright and spacious two bedroom flat located in the heart of Portree, ideally situated within walking distance of all the amenities the village has to offer. Set in an elevated position the property boasts views across Portree Bay.

The accommodation is set over two levels and comprises of entrance hall, lounge and kitchen on the ground floor with two bedrooms, bathroom and store room situated on the first floor. The property further benefits from ample built in storage, Electric central heating, double glazing and off street parking.

The property has been well maintained by the current owner and is presented in walk in condition with spacious living accommodation finished in contemporary tones. Externally, the communal garden grounds are shared by the four properties in the block.

Number 4 Bayfield House would make an ideal home for a first time buyer or buy to let opportunity. The property must be viewed to appreciate what is on offer.



Room sizes:

Ground Floor

Entrance Hall

6'02" x 13'00" (1.9m x 3.97m) at max

Lounge

15'11" x 22'01" (4.86m x 6.75m) at max.

Kitchen

15'06" x 7'09" (4.78m x 2.37m)

First Floor

Bedroom One

15'01" x 10'09" (4.6m x 3.30m)

Bedroom Two

15'00" x 13'00" (4.6m x 3.98m)

Bathroom

9'04" x 5'06" (2.86m x 1.69m)

Store room

Large store room at top of stairs. Coombed ceiling.

3'00" x 4'05" (0.92m x 1.46m)





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Services:

Mains electricity, water and drainage.

Council Tax:

Band D

EPC Rating:

Band D

Home Report:

Please contact The Isle of Skye

Viewings:

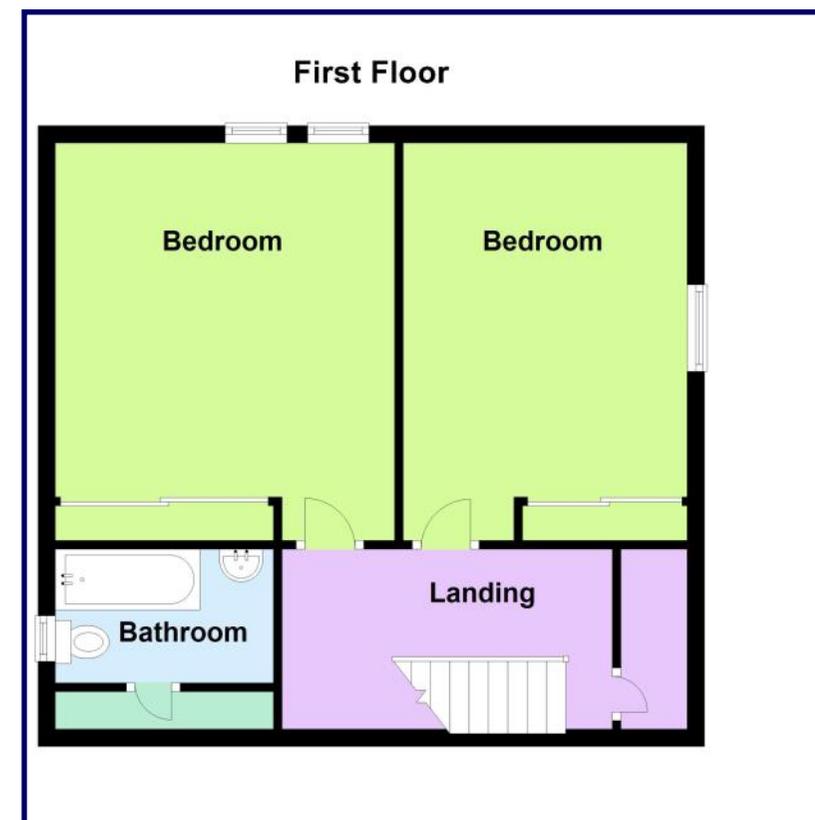
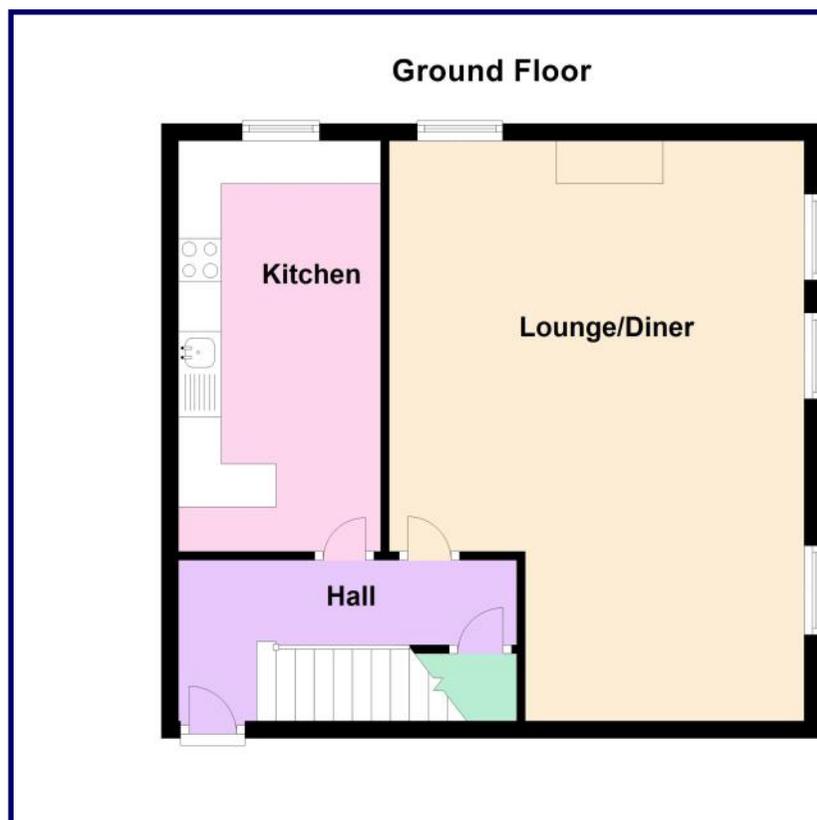
Strictly by appointment through
The Isle of Skye Estate Agency.

Entry:

By mutual agreement.

Directions:

As you enter Portree from the south on the A87 continue through the village towards Somerled Square. Bayfield house is situated beside the tourist information office.



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.

Portree Office: Bridge Road
Portree
Isle of Skye
IV51 9ER
IV51 9ER

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