



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



8 Balmoral Road, Portree, Isle of Skye, IV51 9DX

Offers Over £150,000

Mid Terrace House

3 Bedrooms

Quiet Cul De Sac Location

Fully Enclosed Garden Grounds

Oil Central Heating

Close to All Local Amenities

Description:

8 Balmoral Road is a delightful three bedroom mid-terrace property located in a popular residential area in the centre of Portree and is ideally positioned to take advantage of all the local amenities and facilities the village has to offer.

8 Balmoral Road 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. The property has been well maintained by the current owners but would benefit from a slight degree of modernisation.

The spacious accommodation within is set over two levels and comprises of entrance vestibule, hallway, large lounge and kitchen on the ground floor with two double bedrooms, a single bedroom and family bathroom located on the first floor. The property further benefits from double glazing throughout, oil fired central heating and ample storage and neat garden grounds.

Externally the property has its own front and rear garden which are mainly laid to grass with well established shrubs and bushes. Ample on-street parking is available outside in this quiet cul-de-sac.

8 Balmoral Road is a wonderful property conveniently positioned for the centre of Portree and would make an ideal purchase for a family or first time buyer. Viewing is highly recommended.

Location:

Balmoral Road 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.



Room sizes:

Ground Floor

Entrance Vestibule

1.36m x 1.23m (4'05" x 4'00")

Hall

1.95m x 2.40m (6'04" x 7'10") at max.

Lounge

6.10m x 4.19m (20'00" x 13'09") at max

Kitchen

3.15m x 2.74m (10'04" x 8'11")

Rear Hall

1.23m x 0.90m (4'00" x 2'11")

First Floor

Landing

3.27m x 2.74m (10'08" x 8'11") at max

Bedroom One

3.34m x 3.10m (10'11" x 10'02")

Bedroom Two

3.51m x 3.34m (11'06" x 10'11")

Bedroom Three

(2.75m x 2.44m (9'00" x 8'00"))

Bathroom

2.09m x 1.75m (6'10" x 5'08")





Services:

Mains electricity, water and drainage.

Council Tax:

Band B

EPC Rating:

Band D

Home Report:

Please contact The Isle of Skye Estate

Viewings:

Strictly by appointment through The Isle of Skye Estate Agency.

Entry:

By mutual agreement.

Directions:

From Somerled Square, follow the road up the hill called Home Farm Road and take the second turning on your right hand side for Windsor Crescent, continue to the end and turn left onto Stormy Hill Road. Balmoral Road is then first on the left and the house is situated half way along on the right hand side.



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