



# 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



**8 Viewfield Square, Portree, Isle of Skye, IV51 9EA.**

**Offers Over £185,000**

Semi-Detached House  
Three Bedrooms

UPVC Double Glazing & Oil Fired Central Heating  
Central Location

Ideal Family Home or First Time Buyers Property  
Front & Rear Garden with Private Parking



## Description:

8 Viewfield Square is a spacious three bedroom semi-detached property located in a popular residential area close to the centre of Portree and all the amenities the village has to offer.

8 Viewfield Square is a well-presented semi-detached property and is one of a number of similar properties in the area. The subjects are located in a popular residential area of the village and is ideally positioned to take full advantage of all the amenities and attractions that the area has to offer.

The accommodation within is set out over two levels and comprises; entrance vestibule, hallway, lounge/ dining room, kitchen and rear vestibule on the ground floor together with a landing, shower room and three bedrooms located on the first floor. The property further benefits from UPVC double glazing, Oil fired central heating and private parking. Externally the property boasts a small garden to the front which is mainly laid to lawn with a larger enclosed garden at the rear with gravel seating area and small area of lawn. The rear garden also hosts a timber garden shed, providing additional space for storage.

8 Viewfield Square is a wonderful 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:** 1.57m x 1.02m  
(5'01" x 3'04") at max.

**Hallway:** 4.56m x 2.58m (14'11" x 8'05")  
at max.

**Lounge/Dining Room:** 6.00m x 4.41m  
(19'08" x 14'05") at max.

**Kitchen:** 3.18m x 2.94m (10'05" x 9'07")  
at max.

**Rear Vestibule:** 1.23m x 0.95m (4'00" x  
3'01").



### First Floor:

**Landing:** 3.23m x 1.95m (10'07" x 6'04")  
at max.

**Bedroom One:** 2.28m x 3.03m (7'05" x  
9'11") at max.

**Bedroom Two:** 4.36m x 2.87m (14'03" x  
9'05") at max.

**Bedroom Three:** 3.26m x 3.25m (10'08"  
x 10'08") at max.

**Shower Room:** 2.20m x 1.35m (6'08" x  
6'01").







# The Isle of Skye Estate Agency

The Isle of Skye Estate Agency

Portree Office: sales@iosea.co.uk

01478 612 683

Kyle Office: kyle@iosea.co.uk

01599 534 555

www.iosea.co.uk

## Services:

Mains water, electricity and drainage. Oil Fired Central Heating

**Council Tax:** Band B

## EPC Rating:

Band D

## Home Report:

Please contact The Isle of Skye Estate Agency.

## Viewings:

Strictly by appointment through The Isle of Skye Estate Agency.

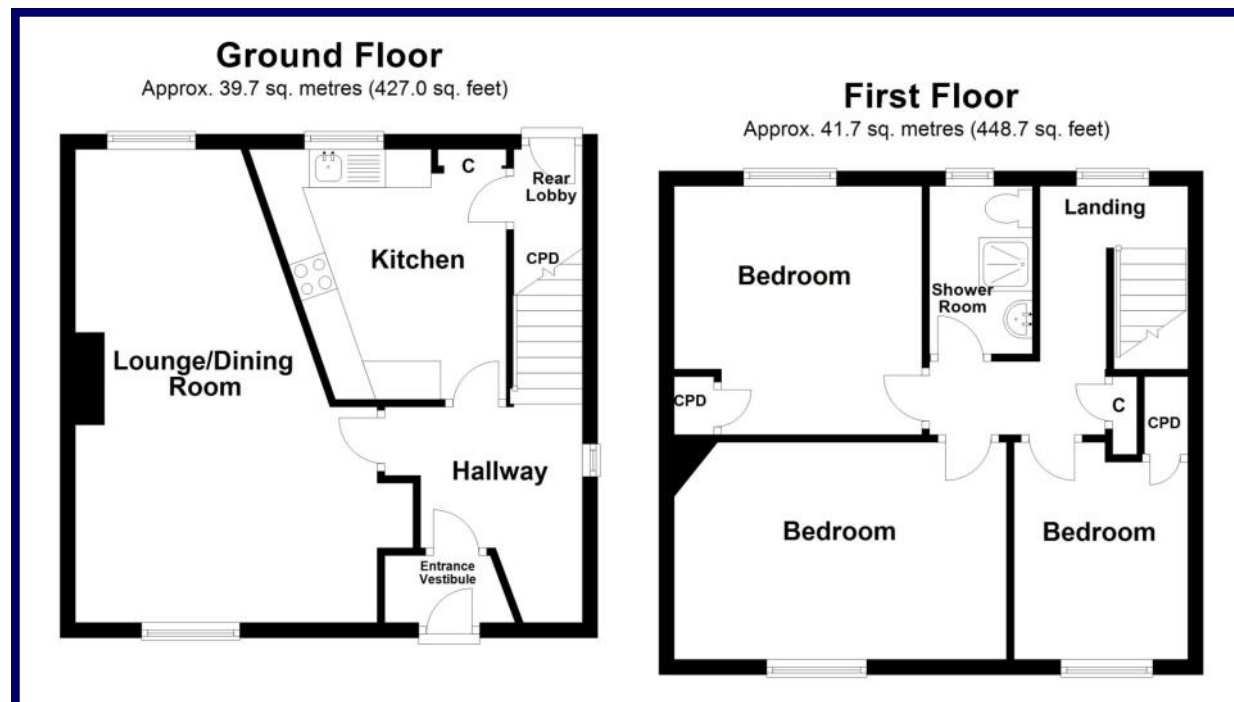
**Entry:** By mutual agreement.

## Directions:

Take the A87 from the centre of Portree signposted for Dunvegan. Number 8 will be located on your left hand side opposite Macgregors Industrial Supplies.

## Location:

Viewfield Square is centrally located within the growing town of Portree and just a few minutes from local shops and services 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.



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