



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



9 Sluggans Drive, Portree, Isle of Skye, IV51 9EQ.

Offers Over £155,000

End of Terrace House
Three Bedrooms

Electric Storage Heating & Double Glazing
Fully Enclosed Garden Grounds

Central Location
Ideal First Time Buyers Property

Description:

9 Sluggans Drive is an immaculately presented three bedroom end of terrace property located in a quiet residential area of Portree, a short walk from the village centre and the amenities on offer there.

9 Sluggans Drive is a delightful three bedroom end of terrace property located in a popular residential area in the centre of Portree from where views over the surrounding countryside are afforded. The property is one of a number of similar properties in the area located within easy walking distance from the town centre of Portree and all amenities on offer and would make a fantastic first time buyers property or comfortable family home.

The spacious accommodation within is set out over two floors and comprises: Entrance hallway, lounge / diner and kitchen on the ground floor with three bedrooms and bathroom located on the first floor. The property further benefits from electric storage heating, double glazing and ample built in storage.

Externally the property is set within fully enclosed garden grounds with a small garden to the front and a larger, private garden to the rear. The rear garden is fully decked with an area of artificial turf. There is also a large shed / workshop in the rear garden. On street parking is available to the front and rear of the property.

9 Sluggans Drive would make an ideal family home or a great first time buyer opportunity. A true must see to appreciate what is on offer.



Room sizes

Ground Floor:

Entrance Hallway: 4.03m x 2.54m (13'02" x 8'03") at max.

Lounge / Diner: 7.18m x 3.83m (23'06" x 12'06") at max.

Kitchen 3.35m x 3.05m (10'11" x 9'11")

First Floor:

Landing: 3.01m x 2.14m (9'10" x 7'00") at max

Bathroom: 2.08m x 1.70m (6'09" x 5'07")

Master Bedroom: 4.39m x 2.76m (14'05" x 9'00") at max

Bedroom Two: 2.56m x 2.59m (8'04" x 8'05")

Bedroom Three: 3.13m x 2.00m (10'03" x 6'06")





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Services:

Mains water, electricity and drainage. Electric Storage 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

Entry:

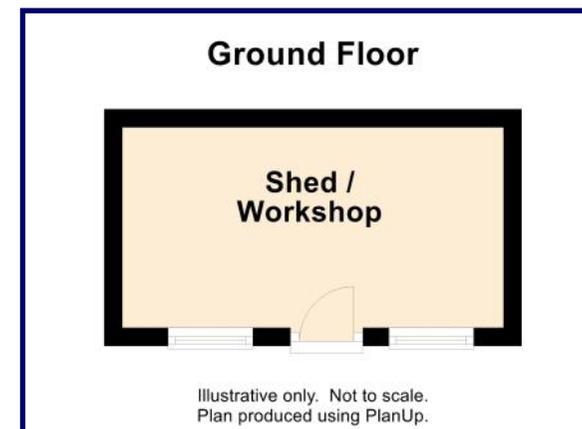
By mutual agreement.

Directions:

On entering Portree from the South, turn left onto Dunvegan Road. Follow the road until you reach Howdens and turn immediately left after this. Sluggans Drive is the 2nd road on the right and Number 9 is situated in the first cul de sac on the left.

Location:

Sluggans Drive is very centrally situated within the growing town of Portree and just a few minutes from local shops and services. Portree benefits from a selection of shops 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.

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Portree Office: Bridge Road

Portree
Isle of Skye
IV51 9ER
IV51 9ER

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