



# The Isle of Skye Estate Agency

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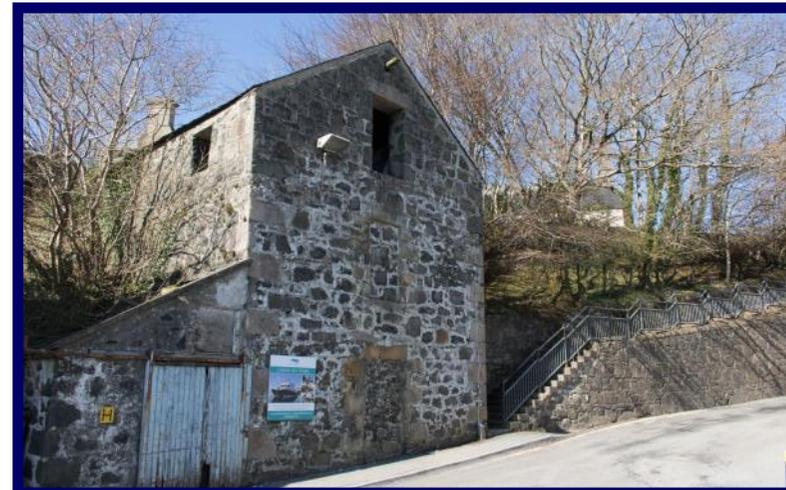
The Isle of Skye Estate Agency

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



## The Ice House, Portree, Isle of Skye, IV51 9DD

Offers Over £250,000

Historical Building

Harbourside setting

Close to village centre

Stunning Views



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## Details:

A unique and exciting opportunity to purchase a category B listed, former Ice House and warehouse in the heart of Portree's bustling harbour. Positioned in a central location, a short walk from the town centre, the Ice House offers a variety of development options subject to the relevant planning consents.

On offer is a former Ice House situated on Quay Street in the heart of Portree's historic harbour area, the pier and harbour having been built by Thomas Telford in 1818. The premises requires upgrading but, once complete, would make an ideal business premises. Access to the lower level is via Quay Street at the harbour and access to upstairs is from Bank Street. There are garden grounds to the side of the property.

The accommodation within comprises of: three large rooms on the ground floor and a further room running the length of the building on the first floor.

This is an excellent opportunity to purchase a local, historically important property at the heart of the community.



## Location:

Portree, the capital of the Island, 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..

**Entry:** By mutual agreement.

## Services:

Mains electricity and water is believed to be close by.

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

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