



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



No 1 Borve, by Portree, Isle of Skye, IV51 9PE

Detached Bungalow

Two Bedrooms

Private Garden Grounds

Double Glazing and Electric Central Heating

Offers Over £168,000

Quiet Location

Off Street Parking

Description:

Number 1 Borve is a delightful two bedroom bungalow set within a quiet residential area of four other similar properties located close to Portree and all the amenities the village has to offer.

1 Borve is a bright and airy detached two bedroom bungalow conveniently positioned approximately 4 miles from Portree and all amenities on offer and would make a fantastic first time buyers property. The property has previously been used as a holiday let and is presented in walk-in condition.

The accommodation within is set over one level and comprises of; Entrance Porch, Hallway, Open Plan Living/Dining Room/Kitchen, Shower Room and Two Bedrooms. The property further benefits from UPVC double glazing and a wet radiator electric Heatae Sadia central heating system.

Externally the property is set within neat and well maintained garden grounds which are mainly laid to lawn to the front and rear. There is also a timber shed in the rear garden with off street parking available on the driveway to the side of the property.

Number 1 Borve would make an ideal purchase for a first time buyer conveniently positioned close to Portree.



Room sizes

Ground Floor

Porch: 0.94m x 0.83m (3'01" x 2'09")

Hallway: 3.32m x 1.01m (10'10" x 3'03")

**Open Plan Living/Dining Room/
Kitchen:** 7.19m x 5.10m (23'07" x
16'08") at max.

Bedroom One: 4.22m x 3.16m (13'10" x
10'04") at max.

Bedroom Two: 2.83m x 3.17m (9'03" x
10'04") at max.

Shower Room: 2.21m x 1.31m (7'02" x
4'03")





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Services:

Mains water and electricity. Drainage to communal septic tank.

Council Tax: Band A

EPC Rating:

Band E

Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

Strictly by appointment through The Isle of Skye Estate

Entry:

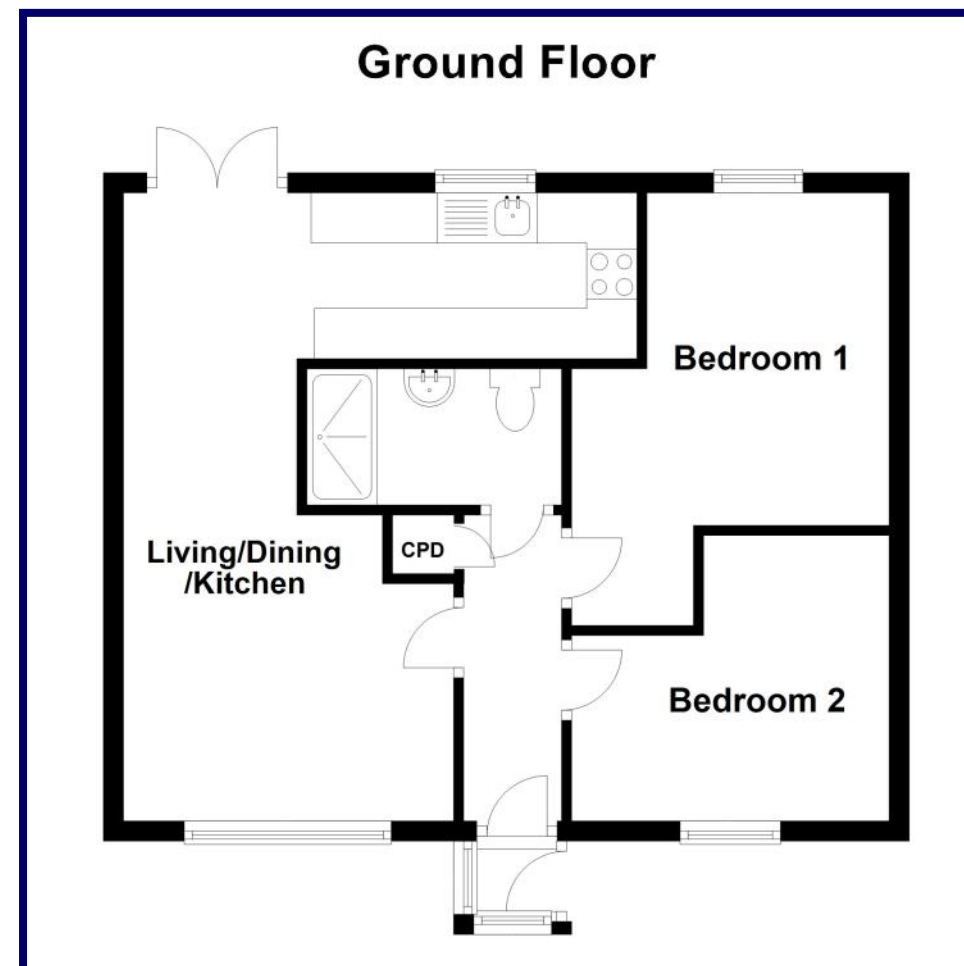
By mutual agreement.

Directions:

Heading north out of Portree on the A87 heading towards Uig. Take the second Borge turning which will be on your right just after the turning on your left signposted Dunvegan. The turning to the properties is just on your left as you pass over the cattle grid. No 1 is the first property on your right hand side.

Location:

The crofting community of Borge is located just some 4 miles north of the town of Portree, the island's capital. The properties are the ideal base for walkers and sight-seers alike being centrally located on the island within easy access of all areas. There is an abundance of wildlife to look out for in the surrounding area including the huge Sea Eagles with their white tipped tails, Golden Eagles, the resident seal colony in Loch Dunvegan and, if you are really lucky, you may even spot a whale, porpoise or dolphin on your travels. Primary schooling can be found locally in the nearby MacDiarmid and secondary schooling is available in Portree with a school bus service in operation. Portree is a lively and prosperous town with excellent services including supermarkets, shops, leisure facilities, a cottage hospital, modern medical centre and an excellent selection of hotels and restaurants.



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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

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.