



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



Pulteney, Rhenetra, Snizort, Isle of Skye, IV51 9XF

Offers Over £295,000

Detached Bungalow

Double Glazing & Electric Central Heating

Views of Loch Snizort

Four Bedrooms

Generous Garden Grounds

Off Street Parking

Description:

Pulteney is a well presented detached four bedroom bungalow located in the picturesque township of Rhenetra, Kensaleyre affording views towards Loch Snizort.

Pulteney is a well maintained detached four bedroom bungalow set in the small township of Rhenetra, Kensaleyre, a short drive from Portree, affording views over the surrounding countryside and towards Loch Snizort. Sitting in generous garden grounds within easy commuting distance to Portree, Pulteney offers family accommodation with bright, well proportioned rooms and ample built in storage space.

The accommodation within comprises of entrance porch, hallway, lounge, kitchen, four bedrooms (1 en-suite), bathroom and utility room. The property further benefits from timber frame double glazing throughout, electric central heating and an open fire place in the lounge.

Externally, the property is set within generous garden grounds which are mainly laid to lawn with mature shrubs, bushes and trees. A hedge to the front also provides privacy. The property is accessed via a gravel driveway with parking available to the side of the property. In addition is a timber shed providing additional storage.

Pulteney presents a wonderful opportunity to purchase a lovely family home and must be viewed to fully appreciate what is on offer.



Room sizes

Ground Floor:

Entrance Porch

1.78m x 2.24m (5'09" x 7'04")

Hallway

4.46m x 7.15m (14'07" x 23'05")

Lounge

5.92m x 3.95m (19'05" x 12'11")

Kitchen

3.98m x 3.35m (13'00" x 10'11")

Utility

2.15m x 1.84m (7'00" x 6'00")

Bedroom One

3.18m x 2.27m (10'05" x 7'05")

Bedroom Two

3.18m x 3.02m (10'05" x 9'10")

Bedroom Three

3.35m x 4.07m (10'11" x 13'04")

En Suite

1.21m x 3.34m (3'11" x 10'10")

Bedroom Four / Dining Room

3.97m x 2.71m (13'00" x 8'10")

Bathroom

3.33m x 1.76m (10'11" x 5'09")





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Services:

Mains water and electricity. Drainage to septic tank. Electric Central Heating

Council Tax: Band E

EPC Rating:

Band E

Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

Strictly by appointment through The Isle of Skye Estate Agency.

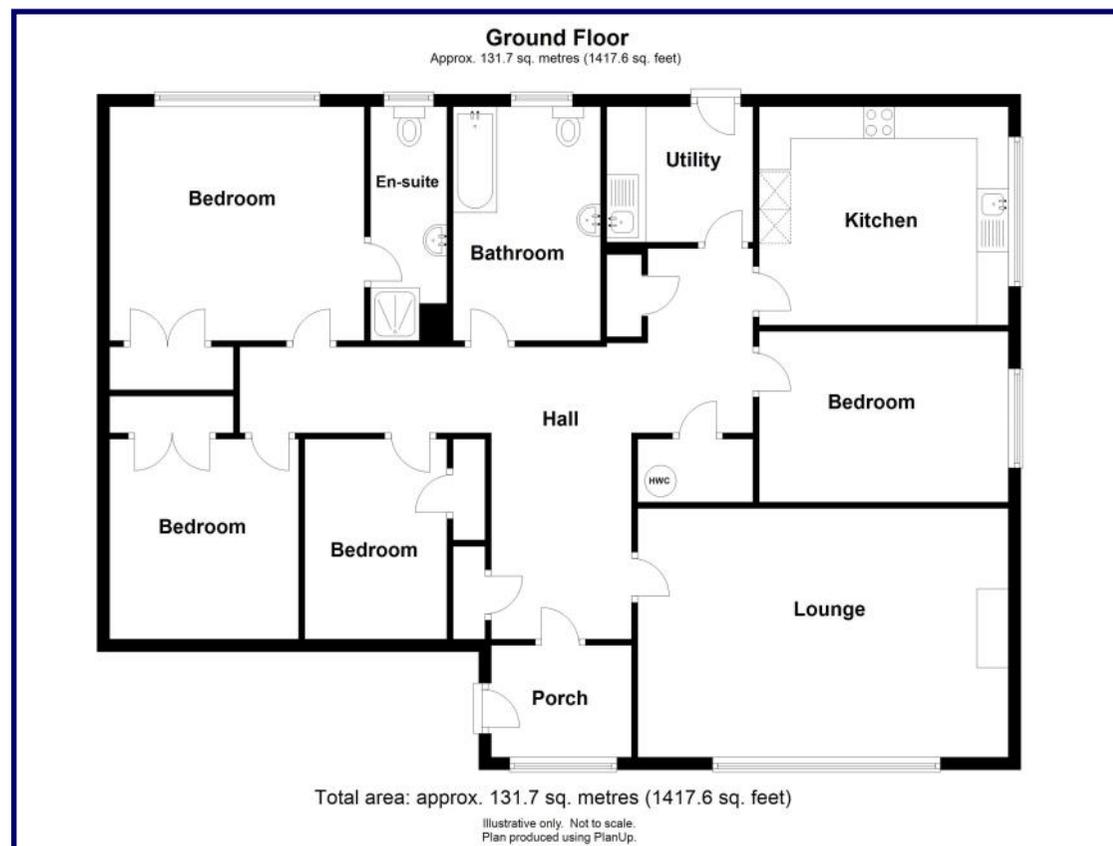
Entry: By mutual agreement.

Directions:

Travel north from Portree on the A87 for approximately 7 miles. On entering Kensaleyre, take the first road on the right signposted Rhenetra and Pulteney is the 2nd house on the right.

Location:

Rhenetra is a friendly community located approximately 7 miles north of Portree, the islands capital. Portree is a busy and vibrant town offering a range of facilities and services such as supermarkets, shops, hotels, restaurants, leisure facilities, a library, a cottage hospital and modern medical centre and both primary and secondary schooling. Located in the centre of the island, Kensaleyre is the ideal base for exploring the rest of the Isle of Skye.



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