



# The Isle of Skye Estate Agency

[www.iosea.co.uk](http://www.iosea.co.uk)

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**Tianavaig View Apartments, Staffin Road, Portree, Isle of Skye, IV51 9HP.**

**Offers Over £950,000**

Four Luxury Apartments  
Central Location

Stunning Views  
Double Glazing and Oil Fired Central Heating

Successful Holiday Let  
Quality Finishing



## Description:

Tianavaig View Apartments are four immaculately presented, self contained properties within walking distance of all the amenities on offer in the centre of Portree. Each apartment has its own parking and afford stunning views towards Ben Tianavaig and Dun Caan, Raasay beyond. Looking north the Storr is also visible from the balconies of the upper floor apartments.

Tianavaig View Apartments are generously proportioned and ideally sited on Staffin Road, Portree close to all of the amenities on offer in this ever popular town. Currently operating as a very successful self catering business the properties are ideally positioned for visiting the numerous natural wonders of Skye.

The two ground floor apartments comprise: open plan living / dining / kitchen, king-size bedroom and ensuite shower room. To the front of each apartment is a terrace with seating. A cleaning cupboard accessed from outside houses the boiler and water tank. Each upper apartment is set over two floors and comprise: entrance hall, three king-size en suite bedrooms. Upstairs is a spacious open plan lounge / dining / kitchen, shower room, snug / kids bedroom, rear hall and balcony. The upper apartments have access to the rear garden which is of a sloping nature and could be decked to provide a seating area to take in the views across the bay.

All four apartments have been finished to a very high standard. Features include Karndeian flooring, good quality carpets, solid oak doors and stairs. The fitted kitchens include integrated appliances such as dishwashers, oven, hob and extractor hoods and washing machines. Painted in neutral tones from the Isle of Skye Paint Company with furniture from Gillies in Inverness. Interlinked smoke alarms are fitted in each apartment.

Externally the portfolio is set within a generous plot and parking is provided to the side of the property. Spanish slate has been used on the roof of the upper apartments while the ground floor apartments have a metal standing seam roof. Finished in stone imported from Ireland Tianavaig View Apartments are also fitted with Nordan windows and doors.

Tianavaig View Apartments offer a prospective buyer a truly exceptional property close to the heart of Portree and must be viewed to fully appreciate the offering.



**Room sizes**

**Ground Floor Apartments**

**Apartment One**

**Open Plan Living**

5.36m x 4.02m (17'07" x 13'02").

**Bedroom**

2.80m x 5.39m (9'02" x 17'08").

**Shower Room**

1.19m x 2.26m (3'10" x 7'04").

**Apartment Two**

**Open Plan Living**

5.42m x 4.71m (17'09" x 15'05") at max.

**Bedroom**

3.09m x 4.03m (10'01" x 13'02").

**Shower Room**

1.22m x 3.08m (4'00" x 10'01").

**Upper Floor Apartments**

**Entrance Hall**

7.18m x 1.30m (23'06" x 4'03") at max.

**Bedroom One**

2.80m x 3.97m (9'02" x 13'00").

**En Suite**

**Bedroom Two**

2.57m x 4.34m (8'05" x 14'02").

**En Suite**

2.56m x 1.55m (8'04" x 5'01").

**Bedroom Three**

4.81m x 2.99m (15'09" x 2'99") at max.

**En Suite**

2.79m x 1.21m (9'01" x 3'11").

**Open Plan Living Area**

8.40m x 6.59m (27'06" x 21'07") at max.

**Lobby**

3.27m x 1.15m (10'08" x 3'09").

**Shower Room**

1.60m x 2.95m (5'02" x 9'08").

**Office / Bedroom Four**

3.04m x 1.98m (9'11" x 6'06").







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Portree Office: sales@iosea.co.uk

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## Services:

Mains water, Electricity and Drainage. Oil Fired Central Heating.

**Council Tax:** Business Rates.

## EPC Rating:

Band B

## Home Report:

Please contact The Isle of Skye Estate Agency.

## Viewings:

Strictly by appointment through The Isle of Skye Estate

## Entry:

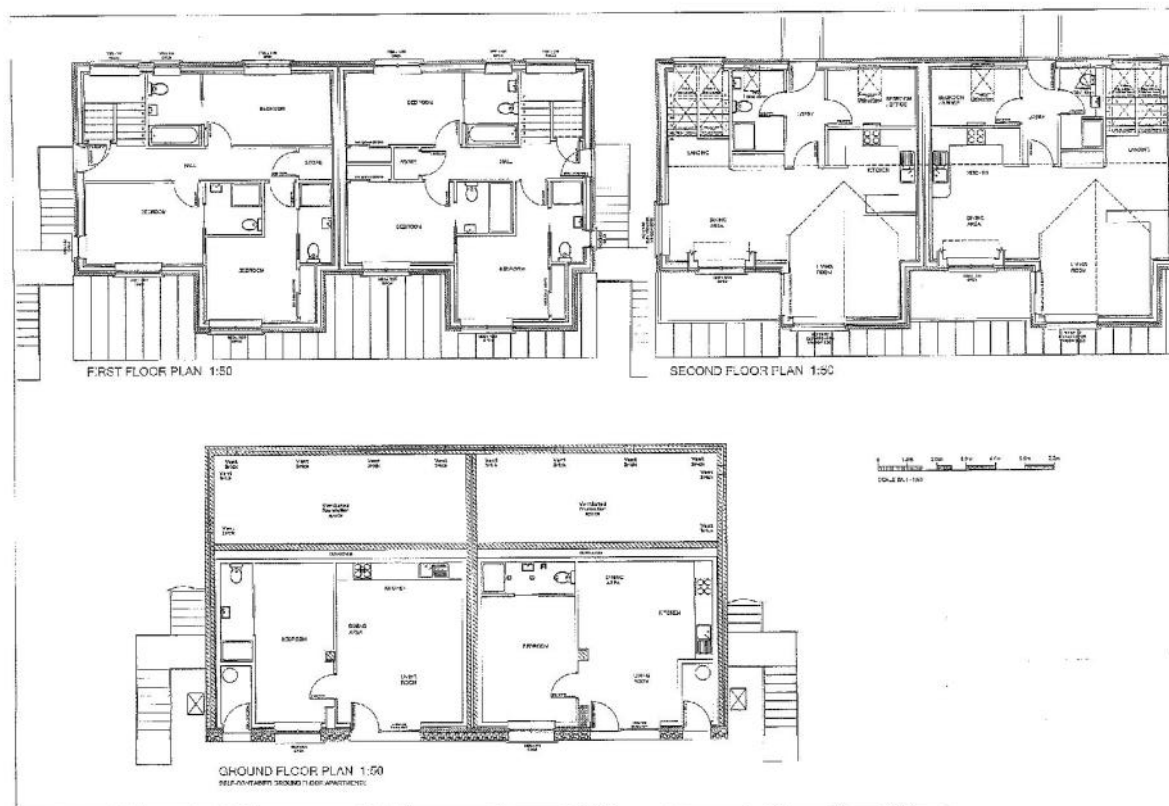
By mutual agreement.

## Directions:

From the centre of Portree take the A855 road signposted for Staffin. After approximately 500 metres Tianavaig View Apartments are located on the left hand side of the road.

## Location:

Tarven is 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.

## The Isle of Skye Estate Agency

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Isle of Skye  
IV51 9ER  
IV51 9ER

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Kyle of Lochalsh  
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