



The Isle of Skye Estate Agency

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The Isle of Skye Estate Agency

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11 Shullishadder, Portree, Isle of Skye, IV51 9ES.

Detached Property

Views Across Portree Bay

Garden Grounds & 1.5 Acre or thereby Croft Tennancy Development Opportunity

Offers Over £250,000

Renovation Project



Details:

11 Shullishadder is a substantial detached property in need of complete renovation located in a prime position off Viewfield Road in Portree boasting views over Portree Bay and Ben Tianavaig.

The subjects for sale comprise a total renovation/development project, The property is set within decrofted garden grounds and comes with a croft assignation of approximately 1.5 acres or thereby (to be confirmed by title deed). The property has suffered from severe water ingress due to a section of the roof being damaged therefore purchasers may also consider demolition of the original property, yet it provides the opportunity to create a lovely home in a highly desirable location boasting views over Portree Bay and Ben Tianavaig. It will be the responsibility of purchasers to establish the project they wish to undertake will meet with any planning requirements.

The property is accessed via a partially shared driveway off Viewfield Road. Externally the property is set within decrofted garden grounds which are overgrown at present. The garden grounds also host a detached double garage with parking available on the driveway to the front of the property. The croft land runs to the rear of the property and down the front to the shore line. The site provides the perfect location to create a bespoke home that affords fantastic views and is also ideally positioned in a highly desirable location within Portree.

NOTE: PLEASED BE ADVISED ENTRY INTO THE PROPERTY IS NOT RECOMMENDED AND EXTREME CARE MUST BE TAKEN WHEN VIEWING. ANYONE ENTERING THE PROPERTY DOES SO AT THEIR OWN RISK.

Location:

11 Shulishader is located in a highly desirable and sought after residential area of Portree. Set in a prime location within walking distance of Portree town centre, the islands capital, benefiting 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.



Entry: By mutual agreement.

Services:

The building has mains water and electricity . Drainage is by way of septic tank.

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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