



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



12 Trotternish Avenue, Staffin, Isle of Skye, IV51 9JU

Offers Over £170,000

Semi-Detached Property

Air Source Heating & Nordan Double Glazing

Quiet Residential Area

Two Double Bedrooms

Private Garden Grounds and Off Street Parking

Fantastic First-Time Buyer Property

Description:

12 Trotternish Avenue is a well presented two bedroom semi-detached property located in a popular residential area of Staffin, a short walk from the village centre, and affording beautiful views towards the Trotternish Ridge and Quiraing.

12 Trotternish Avenue is located within easy walking distance from the village centre and all amenities on offer. Situated in a quiet residential cul-de-sac the property boasts stunning views and would make a fantastic family home or first time buyers property.

Set over one level the property comprises of entrance vestibule, hall, lounge, kitchen, bathroom, two bedrooms and rear vestibule. Extensively upgraded, the property benefits from a new kitchen and bathroom and solid wood flooring throughout. The insulation has been upgraded in the attic and under the floor. The property further benefits from Nordan double glazing, air source central heating and a woodburning stove in the lounge. Interlinked smoke detectors have also been fitted.

Externally the property is set within fully enclosed garden grounds to the front, rear and side. The front and side garden is mainly laid to lawn with established planting. The rear garden hosts a timber shed with power and lighting. A small terrace / patio area affords space to sit out and enjoy the views on offer towards the Quiraing and Staffin Bay. Off street parking is provided on the driveway to the side of the property.



Room sizes

Ground Floor:

Entrance Vestibule

1.19m x 1.45m (3'10" x 4'09").

Hallway

2.65m x 4.83m (8'08" x 15'09") at max.

Lounge

3.53m x 3.90m (11'06" x 12'09").

Kitchen

2.70m x 3.41m (8'10" x 11'02").

Bedroom One

3.81m x 3.14m (12'05" x 10'03").

Bedroom Two

3.81m x 3.12m (12'05" x 10'02").

Bathroom

1.89m x 2.03m (6'02" x 6'07").

Rear Vestibule

1.50m x 1.20m (4'11" x 3'11").





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Services:

Mains water, electric and drainage. Air source heating.

Council Tax: Band B

EPC Rating:

Band C

Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

Strictly by appointment through The Isle of Skye Estate Agency.

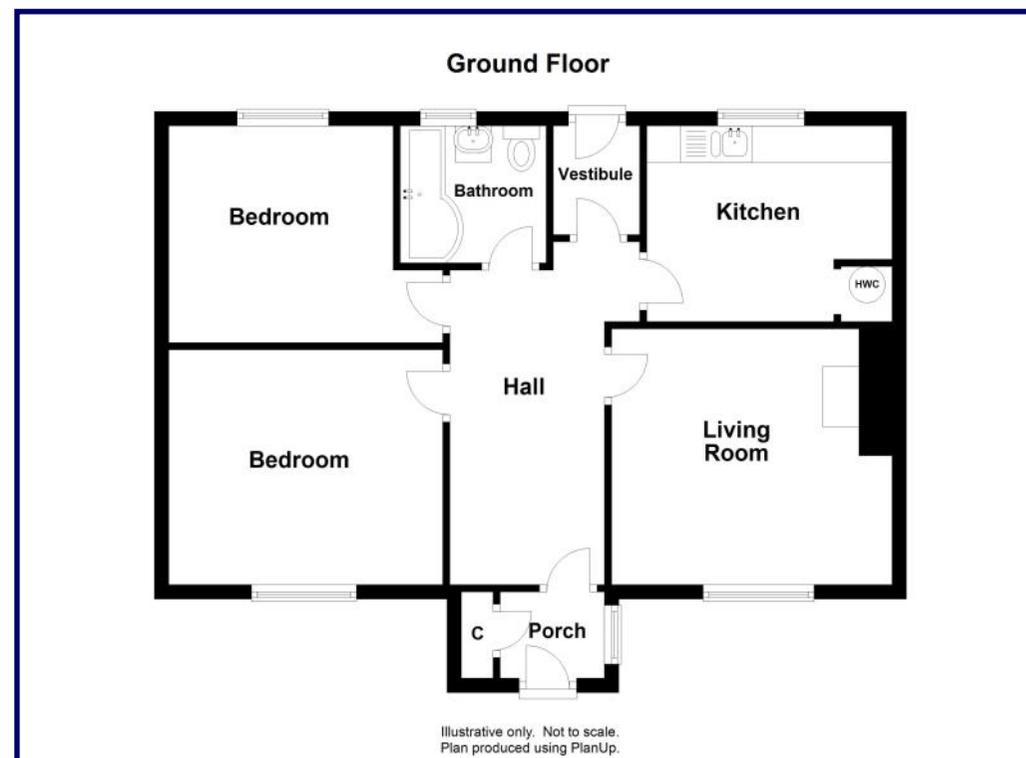
Entry: By mutual agreement.

Directions:

From Portree follow the A855 to Staffin. Upon entering Staffin you will see the Free Presbyterian Church of Scotland on your left hand side. Trotternish Avenue is on the right and number 12 is located at the top of the cul-de-sac.

Location:

Staffin, on the Trotternish Peninsula of Skye, is approximately 15 miles north of Portree the Island's capital and is the gateway to the Quiraing and Trotternish Ridge. Facilities in Staffin include a community run shop and café, Columba 1400, post office, another local shop with petrol pumps, an excellent primary school, delightful cafes and galleries with an ever growing community. There is also a public slipway with boat launching facilities.



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Portree Office: Bridge Road

Portree
Isle of Skye
IV51 9ER

Kyle Office: Main Street
Kyle of Lochalsh
Ross-Shire
IV40 8AB

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.