



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



14 Balmoral Road, Portree, Isle of Skye, IV51 9DX

Mid Terrace House

Fully Enclosed Garden Grounds

3 Bedrooms

Oil Central Heating

Quiet Cul De Sac Location

Close to All Local Amenities

Offers Over £165,000

Description:

14 Balmoral Road is a delightful three bedroom mid-terrace property located in a popular residential area in the centre of Portree and is ideally positioned to take advantage of all the local amenities and facilities the village has to offer.

14 Balmoral Road is one of a number of similar properties in the area located within easy walking distance from the town centre of Portree and would make a comfortable family home or first time buyers property. The property has been well maintained by the current owners but would benefit from a degree of modernisation.

The spacious accommodation within is set over two levels and comprises of entrance vestibule, hallway, large dining lounge and kitchen on the ground floor with two double bedrooms, a single bedroom and family bathroom located on the first floor. The property further benefits from timber framed double glazing throughout, oil fired central heating (external boiler) and an open fireplace in the lounge.

Externally the property has its own front and rear garden which is mainly laid to grass with well established shrubs and bushes. The garden is bordered by a neatly kept hedge. There is also a small timber shed for storage. Ample on-street parking is available outside in this quiet cul-de-sac.

14 Balmoral Road is conveniently positioned for the centre of Portree and would make an ideal purchase for a family or first time buyer. Viewing is highly recommended.



Room sizes:

Entrance Vestibule

1.35m x 1.21m (4'05" x 3'11").

Hallway

1.95m x 2.40m (6'04" x 7'10").

Dining Lounge

4.19m x 6.22m (13'09" x 20'04") at max.

Kitchen

2.74m x 3.15m (8'11" x 10'03").

Rear Vestibule

0.89m x 1.21m (2'11" x 3'11").

First Floor

Landing

2.74m x 4.20m (8'11" x 13'09").

Bedroom One

3.30m x 3.55m (10'10" x 11'07").

Bedroom Two

3.30m x 3.09m (10'10" x 10'01").

Bedroom Three

2.44m x 2.74m (8'00" x 8'11").

Bathroom

1.77m x 2.15m (5'09" x 7'00").





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Services:

Mains electricity, water and drainage.

Council Tax:

Band B

EPC Rating:

Band E

Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

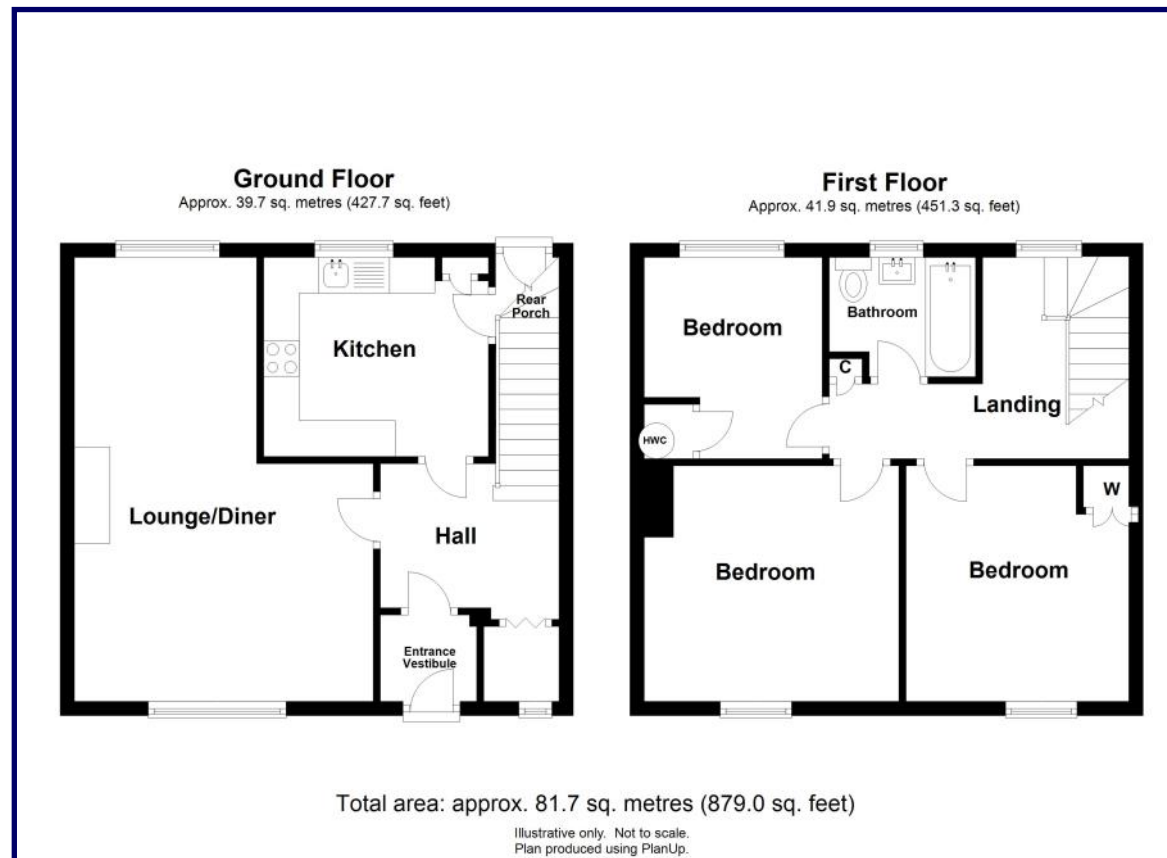
Strictly by appointment through The Isle of Skye Estate Agency.

Entry:

By mutual agreement.

Directions:

From Somerled Square, follow the road up the hill called Home Farm Road and take the second turning on your right hand side for Windsor Crescent, continue to the end and turn left onto Stormy Hill Road. Balmoral Road is then first on the left and the house is situated at the far end on the right hand side.



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.

Portree Office: Bridge Road

Portree
Isle of Skye
IV51 9ER
IV51 9ER

Kyle Office: Main Street
Kyle of Lochalsh
Ross-Shire
IV54 8RD