



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

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01599 534 555



2 Carn Dearg Place, Portree, Isle of Skye, IV51 9PZ.

Substantial Detached Bungalow with a Self Contained Annex
5 Bedroom (2 en-suite) & A One Bedroom Annex

Private Garden Grounds

UPVC Double Glazing and Oil Fired Central Heating

Offers Over £375,000

Walk-In Condition

Central Location

Description:

2 Carn Dearg Place is an immaculately presented five bedroom bungalow complete with a one bedroom annex located in a quiet residential area of Portree close to all the amenities the village has to offer.

2 Carn Dearg Place offers the opportunity to purchase a spacious and well maintained family home in a highly desirable area of Portree. The current owner has tastefully decorated and modernised the property creating a contemporary family home with a detached annex that can be utilised as a holiday rental. The property is conveniently located within easy walking distance of the centre of Portree and both primary and secondary schools.

The generous accommodation within comprises of: entrance vestibule, hallway, lounge, kitchen/dining room, rear vestibule, bathroom and five bedrooms (2 en-suite). The detached annex hosts an open plan kitchen/living room, bedroom and shower room. The property further benefits from UPVC double glazing throughout, oil fired central heating in the main house and electric panel heaters in the annex.

Externally, the property is set within neat and well maintained wrap around garden grounds. The garden grounds are low maintenance with an area of lawn to the front with a number of establishes shrubs and bushes. The fully enclosed garden to the rear hosts a mixture of gravel and artificial grass, there is also a decked seating area creating a secluded spot to sit and relax. The property benefits from two driveways providing ample parking to the front and side.

2 Carn Dearg Place presents a wonderful opportunity to purchase a delightful family home and business opportunity in the heart of Portree and must be viewed to truly appreciate the standard of accommodation on offer.



Room sizes

Ground Floor:

Entrance Vestibule: 1.26m x 1.22m (4'01" x 4'00")

Hallway: 9.28m x 5.90m (30'05 x 19'04) at max.

Lounge: 5.33m x 4.77m (17'05" x 15'07").

Kitchen/Dining Room: 6.32m x 3.52m (20'08" x 11'06").

Rear Vestibule: 1.11m x 1.11m (3'07" x 3'07").

Master Bedroom: 3.52m x 3.23m (11'06" x 10'07").

En-Suite: 2.30m x 1.35m (7'06" x 4'05").

Bedroom Two: 3.59m x 3.22m (11'09" x 10'06").

Bedroom Three: 3.60m x 3.21m (11'09" x 10'06").

Bedroom Four/Office: 3.60m x 2.08m (11'09" x 11'11")

En-Suite: 1.54m x 1.12m (5'01" x 3'08").

Bedroom Five/Family Room: 3.52m x 3.01m (11'06" x 9'10").

Bathroom: 3.51m x 1.64m (11'06" x 5'04").

Annexe:

Open Plan Living Room/Kitchen: 4.85m x 3.17 (15'10" x 10'04").

Bedroom: 3.21m x 2.09m (10'06" x 6'10").

Shower Room: 1.97m x 1.58m (6'05" x 5'02").





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Services:

Mains water, electricity and drainage. Oil Fired Central in Main House & Electric Panel Heater in the Annex.

Council Tax: F

EPC Rating:

Band E

Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

Strictly by appointment through The Isle of Skye Estate

Entry:

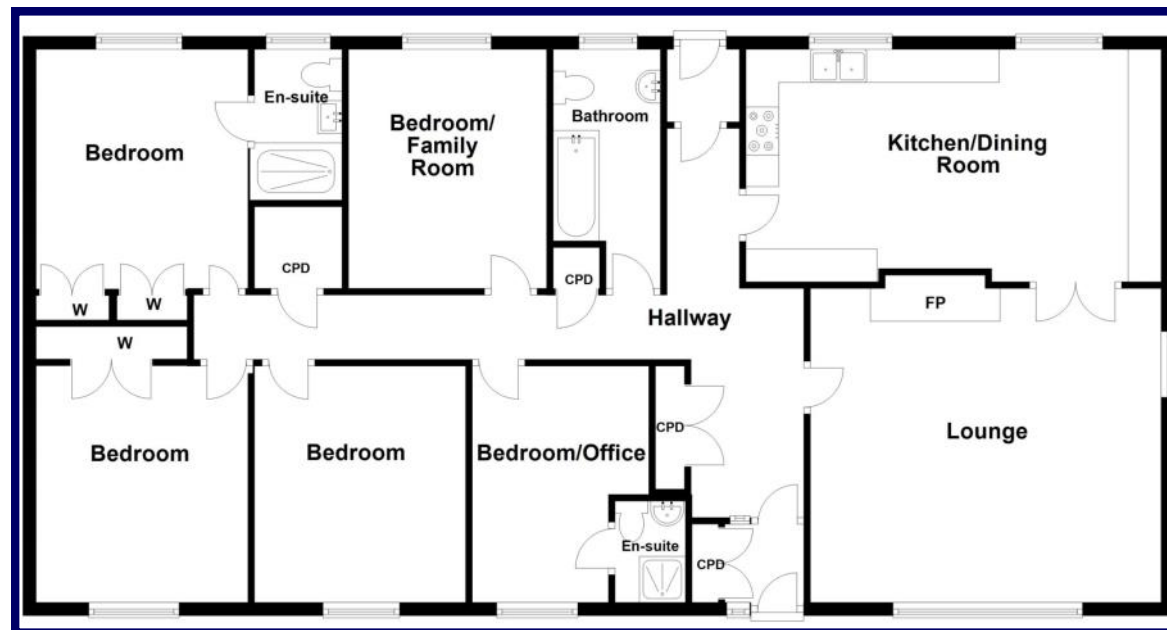
By mutual agreement.

Directions:

From Somerled Square take a left and head up Home Farm Road, then take the second right onto Blaven Road. Follow this road to the top of the hill, number 2 Carn Dearg place is located on your left hand side at the top of the hill.

Location:

Carn Dearg Place is a popular residential area located close to the centre of Portree located within easy walking distance of the village centre. Portree is a growing town and the capital of the Isle of Skye, benefitting from a selection of shops including supermarkets, hotels, restaurants, leisure facilities, a modern medical centre and cottage hospital. The Skye bridge is approximately 32 miles to the south of the island.



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
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IV51 9ER
IV51 9ER

Kyle Office: Main Street
Kyle of Lochalsh
Ross-Shire
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