



# The Isle of Skye Estate Agency

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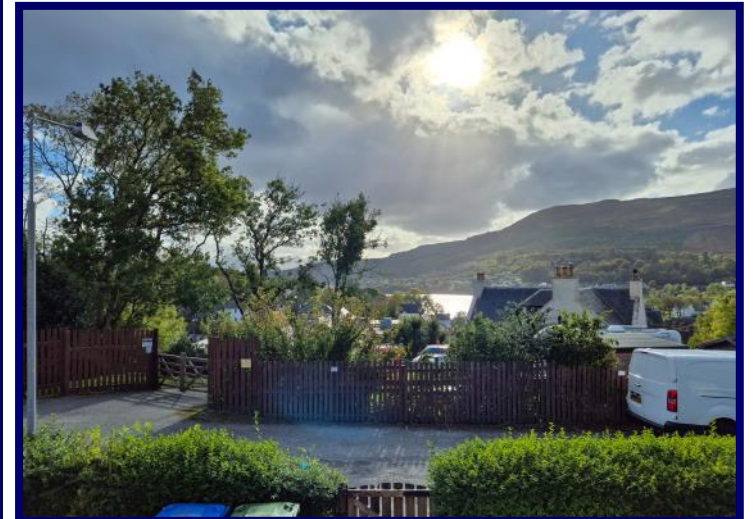
The Isle of Skye Estate Agency

Portree Office: [sales@iosea.co.uk](mailto:sales@iosea.co.uk)

01478 612 683

Kyle Office: [kyle@iosea.co.uk](mailto:kyle@iosea.co.uk)

01599 534 555



**2 Coolin Drive, Portree, Isle of Skye, IV51 9DN.**

**Offers Over £180,000**

Semi-Detached Bungalow

2 Bedrooms

Ideal First Time Buyers Property

UPVC Double Glazing & Electric Heating

Private Garden Grounds and Off Street Parking

Close to Local Amenities

## Description:

2 Coolin Drive is a delightful two bedroom semi-detached bungalow located in a quiet residential area of Portree affording views towards Fingal's Seat, Portree Bay and the Cuillins.

2 Coolin Drive is a two bedroom semi-detached bungalow located in a popular residential area in the centre of Portree boasting views towards Fingal's Seat, Ben Tianavaig, Portree Bay and the Cuillins. The property has been lovingly maintained and would make a fantastic first time buyers property or comfortable family home located within walking distance of all local amenities.

The accommodation within is set out over one level and comprises; entrance vestibule, hallway, lounge, shower room, kitchen, utility room and two double bedrooms. The property further benefits from newly fitted double glazing throughout and electric storage and heating. Externally the property boasts a small, low maintenance garden to the front and a larger garden to the rear providing plenty of space for parking. The rear garden has access from Martin Crescent.

2 Coolin Drive is conveniently positioned close to the centre of Portree and would make an ideal family home or first time buyers property. All blinds, curtains and white goods (washing machine, tumble dryer and fridge freezer) are included. Viewing is highly recommended.



## Room sizes:

### Ground Floor

#### **Entrance Vestibule**

1.33m x 1.04m (4'04" x 3'04").

#### **Hallway**

3.43m x 1.04m (11'02" x 3.04").

#### **Lounge**

3.47m x 4.85m (15'11" x 11'04").

#### **Kitchen**

2.92m x 1.97m (9'06" x 6'05").

#### **Utility**

3.01m x 1.71m (9'10" x 5'07").

#### **Shower Room**

1.94m x 1.49m (6'04" x 4'10").

#### **Bedroom One**

3.63m x 3.43m (11'11" x 11'03").

#### **Bedroom Two**

3.42m x 3.19m (11'02" x 10'05").





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01478 612 683

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01599 534 555

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## Services:

Mains water, electricity and drainage. Electric Central Heating

## Council Tax:

Band C

## EPC Rating:

Band D

## Home Report:

Please contact The Isle of Skye Estate Agency.

## Viewings:

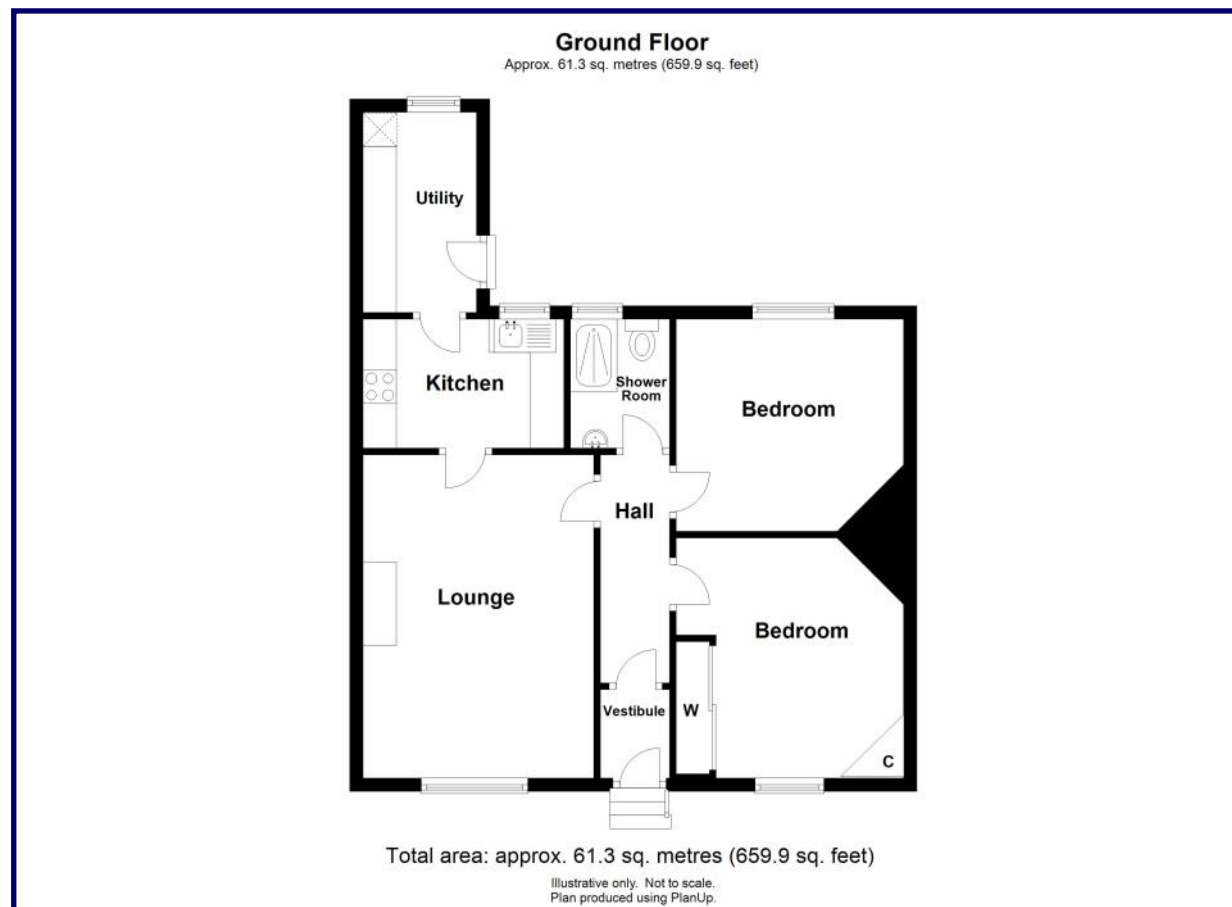
Strictly by appointment through The Isle of Skye Estate Agency.

## Entry:

By mutual agreement.

## Directions:

From Somerled Square take a left and head up Home Farm Road, then take the first right onto York Drive. Follow this road to the end and turn left onto Stormy Hill and the immediately right into Coolin Drive. Number 2 is located on the left 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

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