



# The Isle of Skye Estate Agency

[www.iosea.co.uk](http://www.iosea.co.uk)

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



**3 Mill Park, Portree, Isle of Skye, IV51 9EY.**

**Offers Over £210,000**

Semi-Detached Property

Double Glazing & Electric Heating

Quiet Residential Area

Three Bedrooms

Private Garden Grounds

Off-Street Parking

## Description:

3 Mill Park is a spacious three bedroom semi-detached bungalow set within in a quiet residential area of Portree located within walking distance of the village and all amenities on offer.

3 Mill Park is a well presented three bedroom semi-detached property located in a quiet and desirable residential area of Portree. The property is conveniently located within walking distance from the town centre of Portree and all amenities on offer and would make a fantastic family home or first time buyers property.

The accommodation within is set out over one level and comprises of; entrance vestibule, hallway, lounge, kitchen diner, bathroom and three bedrooms. The property further benefits from double glazing, electric heating and ample built in storage space.

Externally the property is set within neat and well maintained garden grounds. The gardens grounds are low maintenance hosting shrubs and bushes with an established hedge to the rear. In addition there are two timber sheds to the rear of the property, one of which has light and power. Off street parking available on the driveway to the side of the property.

3 Mill Park would make an ideal home in a desirable area of Portree and must be viewed to appreciate the accommodation on offer.



## Room sizes

### Ground Floor:

#### Entrance Vestibule

1.20m x 1.56m (3'11" x 3'09").

#### Hallway

4.88m x 1.19m (16'00" x 3'10").

#### Lounge

3.77m x 3.75m (12'04" x 12'03").

#### Kitchen Diner

4.50m x 3.29m (14'08" x 10'09") at max.

#### Bathroom

3.20m x 1.68m (10'05" x 5'06") at max.

#### Bedroom One

3.17m x 2.91m (10'04" x 10'06").

#### Bedroom Two

3.21m x 3.16m (10'06" x 10'04").

#### Bedroom Three

3.78m x 2.10m (12'04" x 6'10") at max.





# The Isle of Skye Estate Agency

The Isle of Skye Estate Agency

Portree Office: sales@iosea.co.uk

01478 612 683

Kyle Office: kyle@iosea.co.uk

01599 534 555

www.iosea.co.uk

## Services:

Mains water, electricity and drainage. Electric Heating.

**Council Tax:** Band D

## 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.

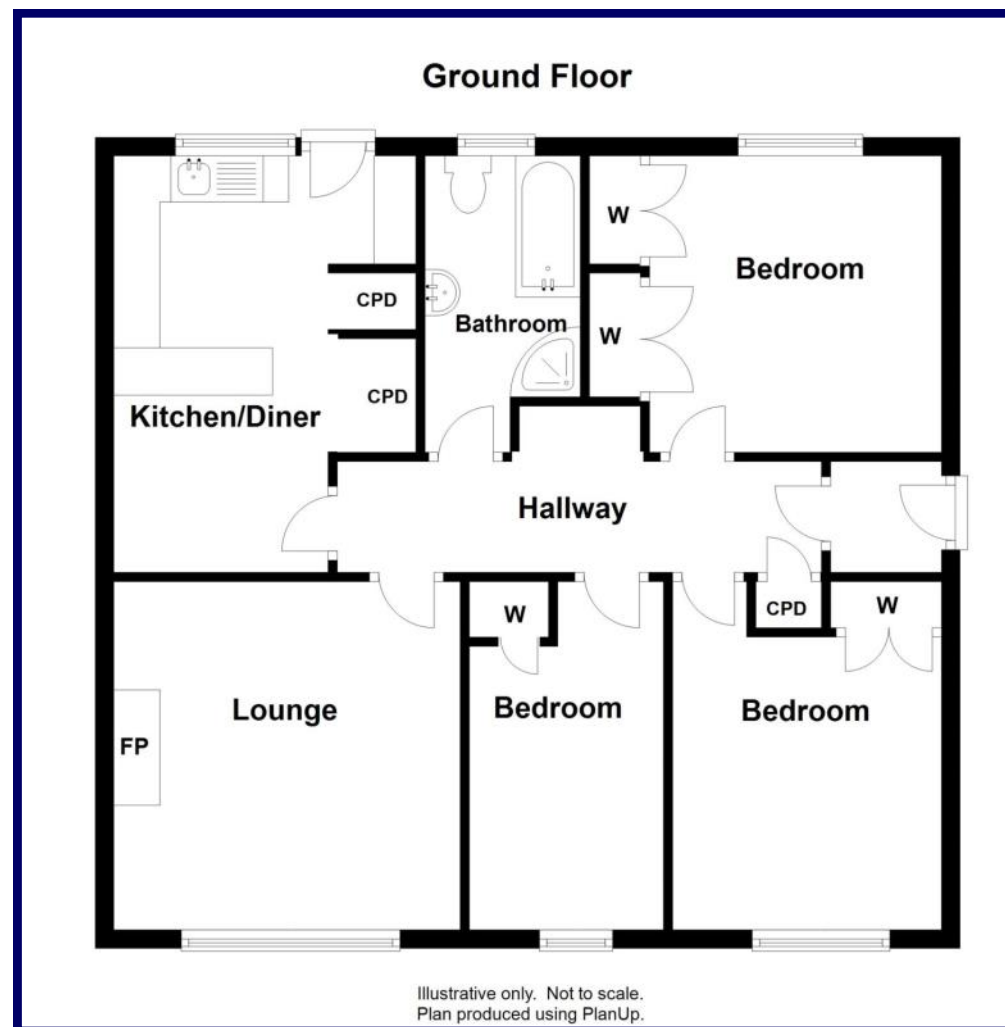
**Entry:** By mutual agreement.

## Directions:

From the centre of Portree take the A855 road signposted for Staffin. After approximately 500 metres take the right hand turn signposted Mill Park, number 3 will be the second house on your left.

## Location:

Mill Park is a quiet residential area located close to the centre of Portree and the property is within easy walking distance of the village centre. Portree is a growing town and the capital of the Isle of Skye, benefiting 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.



## The Isle of Skye Estate Agency

Portree Office: Bridge Road

Portree  
Isle of Skye  
IV51 9ER  
IV51 9ER

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

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.