



# 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 Scorrybreac, Staffin Road, Portree, Isle of Skye, IV51 9HS

Elevated position with Stunning Views

3 Bedrooms

Private Garden Grounds

Electric Storage Heating

**Offers Over £250,000**

UPVC Double Glazing & Open Fire Place

Planning Ref:23/04384/PIP

## Description:

3 Scorrybreac offers a unique opportunity to purchase a spacious three bedroom detached bungalow set within a quiet residential area of Portree. Occupying an elevated position, within walking distance of the village and all amenities on offer, beautiful views are afforded towards Ben Tianavaig and the Cuillin Range.

3 Scorrybreac is a three bedroom property close to the centre of Portree, Skye's capital, and is set within large garden grounds extending to approximately 0.5 acres, or thereby (to be confirmed by title deeds). The house requires a degree of modernisation, however, offers purchasers the opportunity create a truly special home.

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

Externally the property is set within large garden grounds extending to approximately 0.5 acres, or thereby (to be confirmed by title deed). Mainly laid to lawn there are also two timber sheds providing storage. The garden grounds offer the potential for development and planning permission in principle was granted under planning reference 23/04384/PIP on 13th November 2023 and is valid for three years from that date. Details are available from Highland Council at [www.highland.gov.uk/wam](http://www.highland.gov.uk/wam) using the planning reference, or on request via the Isle of Skye Estate Agency.

Parking is provided in the layby to the front of the property.



## Room sizes

### Ground Floor:

#### Entrance Vestibule

4'00" x 3'01" (1.23m x 0.96m)

#### Hallway

13'02" x 18'06" (4.04m x 5.66m) at max.

#### Lounge

18'07" x 12'01" (5.68m x 3.69m).

#### Kitchen

12'04" x 8'07" (3.78m x 2.63m).

#### Bedroom One

13'05" x 12'04" (4.11m x 3.76m).

#### Bedroom Two

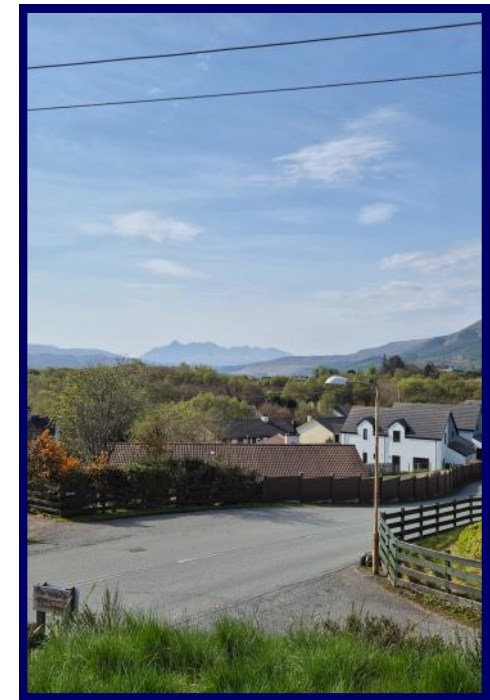
12'03" x 10'03" (3.76m x 3.12m).

#### Bedroom Three

9'07" x 8'10" (2.93m x 2.70m).

#### Bathroom

2.00m x 1.48m (9'02" x 4'10").





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## Council Tax:

A

## Entry:

By mutual agreement.

## EPC Rating:

Band F

## Home Report:

Please contact The Isle of Skye Estate Agency.

## Viewings:

Strictly by appointment through The Isle of Skye Estate

## Services:

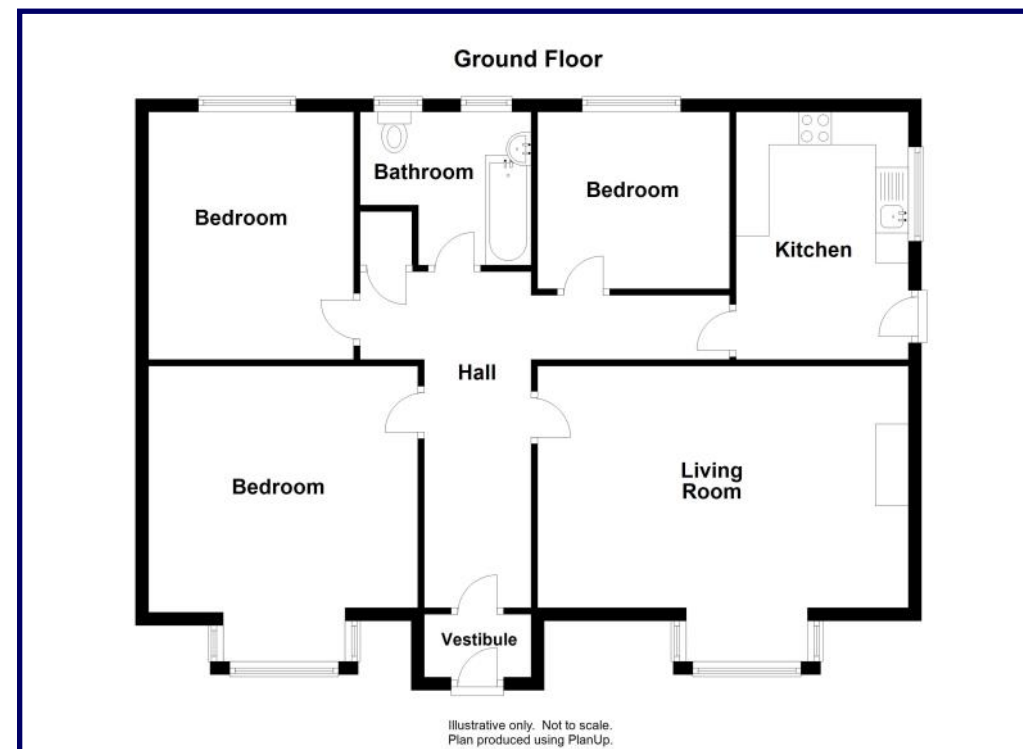
Mains water, electricity and drainage

## Directions:

Follow the A855 from Portree towards Staffin. Continue past the newly built properties on the right and 3 Scorrybreac is located on the left hand side just before Hill Place.

## Location:

3 Scorrybreac is centrally situated within the growing town of Portree and just a few minutes from local shops and services. Portree benefits from a selection of shops including supermarkets, hotels, restaurants, leisure facilities, a modern medical centre and cottage hospital and also both secondary and primary schools. The Skye Bridge is some 32 miles to the south providing toll free access onto the mainland.



## 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 ar-

range 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