



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



31 Matheson Place, Portree Isle of Skye, IV51 9JA

Offers Over £195,000

Semi Detached House
Three Bedrooms

Double Glazing & Oil Fired Central Heating
Generous Garden Grounds

Quiet Residential Area with Stunning Views
Covered Car Port

Description:

31 Matheson Place is a beautifully presented, spacious three bedroom semi-detached property situated in a popular residential area in Portree, Skye's principal town, a short walk to all local amenities.

31 Matheson Place is a bright, spacious three bedroom semi-detached property located within walking distance of the town centre of Portree and all amenities on offer and would make a fantastic family home or first time buyers property.

The generous living accommodation, which has been tastefully decorated and maintained by the current owners, is set over two levels and comprises of entrance porch, hallway, lounge/ dining room, kitchen and bedroom on the ground floor with two bedrooms and family bathroom located on the first floor. The property further benefits from double glazing throughout and a

pressurised oil-fired central heating system which is controllable via the Hive app. Inter-linked smoke alarms have been fitted to the property.

Externally the property is set within enclosed garden grounds to the front and rear. The front garden is laid to lawn and has a decked area from which to enjoy the views towards Ben Tianavaig. The larger, split level garden to the rear is mainly laid to grass and has a patio area with a large timber shed for storage. Parking is available to the front of the property in the covered car port.

31 Matheson Place is conveniently located close to the centre of Portree and would make an ideal family home or first time buyers property. Viewing is highly recommended.



Room sizes

Ground Floor:

Entrance Porch

1.90m x 1.35m (6'02" x 4'05").

Hallway

1.90m x 3.90m (6'02" x 12'09").

Lounge / Dining Room

6.90m x 3.30m (22'07" x 10'09").

Kitchen

4.10m x 2.89m (13'05" x 9'05").

Bedroom One

3.26m x 2.10m (10'08" x 6'10").

Upper Floor

Landing

2.01m x 1.63m (6'07" x 5'04") at max.

Bedroom Two

3.46m x 3.30m (11'04" x 10'09").

Bedroom Three

3.13m x 2.38m (10'03" x 7'09").

Bathroom

2.00m x 1.69m (6'06" x 5'06").





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Services:

Mains water, electricity and drainage. Oil Fired Central Heating.

Council Tax: Band D

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.

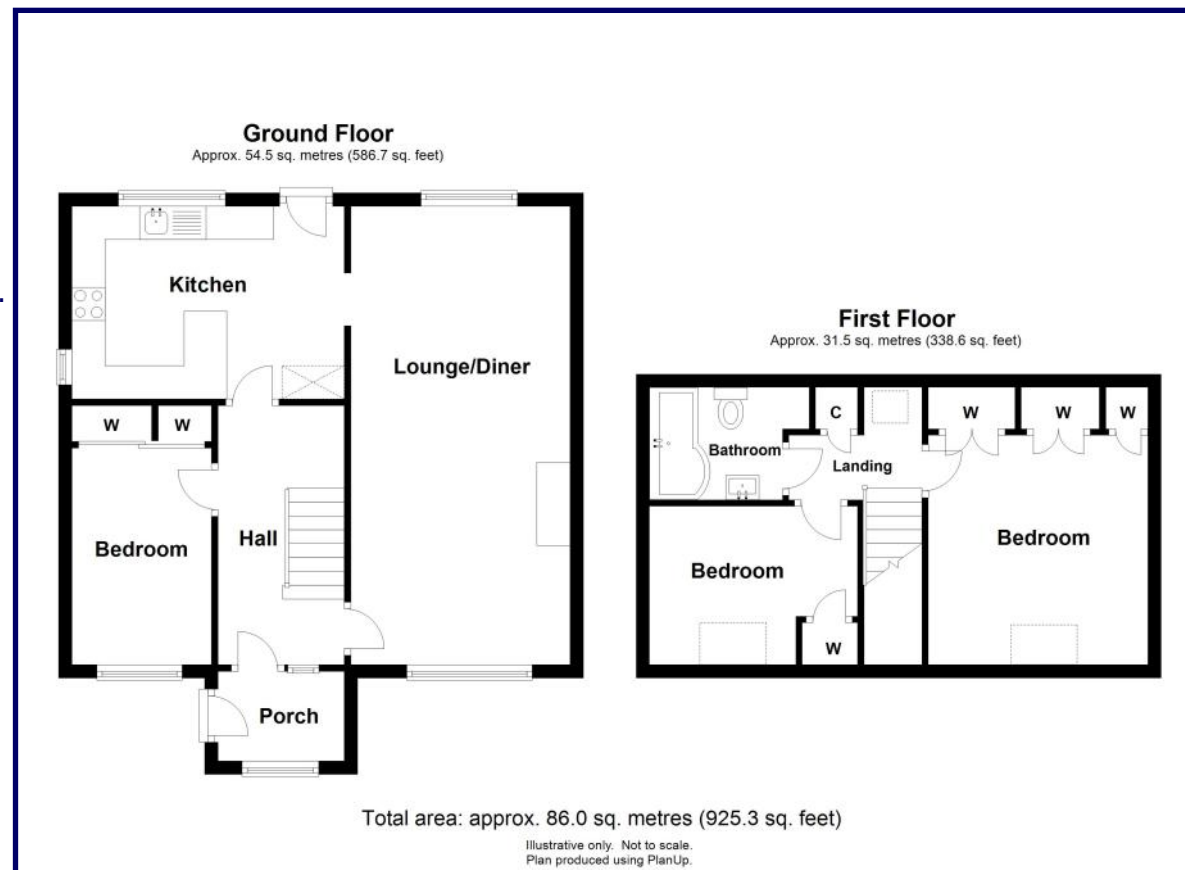
Entry: By mutual agreement.

Directions:

Entering Portree from the south turn left onto the A87 following signs for Uig. Continue on to the mini roundabout and turn left into Matheson Place, then take the first junction on your left. Follow the road and number 31 is on the right at the start of the 2nd cul-de-sac.

Location:

31 Matheson Place is located in a quiet residential area located within Skye's main town of Portree and just a few minutes from local shops and services 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.



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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.