



# 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



**6 Ascrib Place, Portree Isle of Skye, IV51 9JA**

**Offers Over £205,000**

Semi Detached House  
Two Bedrooms

Double Glazing & Oil Fired Fuel Heating  
Generous Garden Grounds

Quiet Residential Area

## Description:

6 Ascrib Place is a tastefully presented two-bedroom, semi-detached property situated in a popular residential area in Portree, Skye's principal town, a short walk to all local amenities.

6 Ascrib Place is a two bedroom, semi-detached home, built in the 1990s and located within walking distance of the town centre of Portree and all amenities on offer. It would make a fantastic family home or first time buyers property.

The living accommodation is set over two levels and comprises of entrance vestibule, hallway, lounge/dining room, kitchen and family bathroom on the ground floor with two double bedrooms located on the first floor. The property further benefits from double glazing throughout and oil fired central heating.

Externally the property is set within neatly kept garden grounds to the front and rear. The garden is mainly laid to grass with mature plants and shrubs. The rear garden also hosts a large storage shed measuring 18ft x 8ft.

6 Ascrib Place is conveniently positioned 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 Vestibule  
3'06" x 3'02" (1.08m x 0.96m).

Hallway  
12'02" x 6'07" (3.70m x 2.02m).

Lounge / Dining Room  
10'09" x 21'08" (3.82m x 6.61m).

Kitchen  
13'08" x 9'02" (4.81m x 2.80m ).

Bathroom  
5'07" x 8'02" (2.49m x 1.70m).



### Upper Floor:

Landing  
Bedroom One  
12'01" x 10'09" (3.20m x 3.69m).

Bedroom Two  
9'03" x 12'02" (2.82m x 3.70m).





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## Services:

Mains water, electricity and drainage. Oil Fired 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.

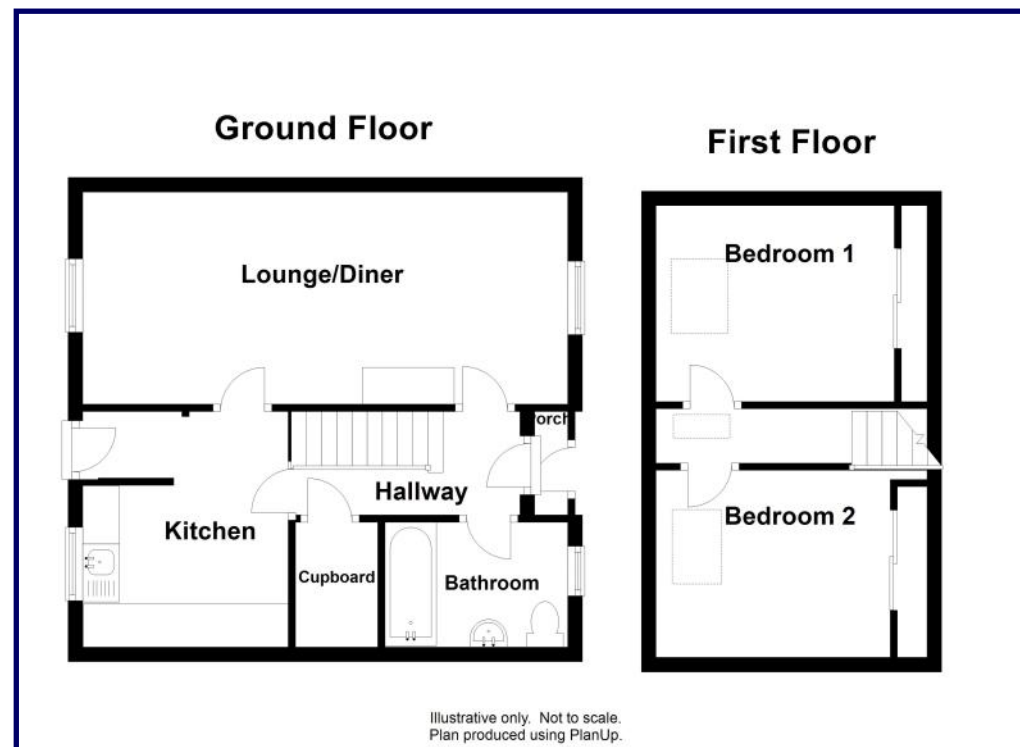
**Entry:** By mutual agreement.

## Directions:

From Somerled Square take a left and head up Home Farm Road. Continue past The Marmalade Hotel and Ascrib Place is located on the right hand side of the road. Number 6 is at the end of the cul-de-sac.

## Location:

6 Ascrib 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.



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.

## 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