



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



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

Offers Over £185,000

Semi Detached House

Double Glazing & Oil Fired Fuel Heating

Quiet Residential Area

Three Bedrooms

Generous Garden Grounds

Detached Garage

Description:

8 Matheson Place is a 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.

8 Matheson Place is one of a number of similar properties in the area 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 generous living accommodation is set over two levels and comprises of entrance porch, hallway, lounge/dining room, kitchen and en-suite bedroom on the ground floor with two bedrooms and family bathroom located on the first floor. The property further benefits from double glazing throughout, oil fired central heating and detached garage.

Externally the property is set within enclosed garden grounds to the front and rear. The front garden is laid to lawn with a larger garden to the rear which is mainly paved. There is also a garage and block construction shed in the rear garden. On street parking is available to the front of the property.

8 Matheson Place is spacious property 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 Porch: 1.54m x 1.35m (5'00" x 4'05")

Hallway: 3.34m x 1.86m (10'09" x 6'01") at max.

Lounge/Dining Room: 6.90m x 3.35m (22'07" x 10'11") at max.

Kitchen: 4.64m x 3.51m (15'02" x 11'06") at max.

Bedroom One: 3.24m x 2.71m (10'07" x 8'10") at max.

En-Suite: 1.75m x 1.27m (5'08" x 4'02")

First Floor

Landing: 2.54m x 1.67m (8'02" x 5'05")

Bedroom Two: 3.43m x 3.35m (11'03" x 10'11") at max.

Bedroom Three: 3.03m x 2.37m (9'11" x 7'09")

Bathroom: 1.70m x 1.99m (5'06" x 6'06")





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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.

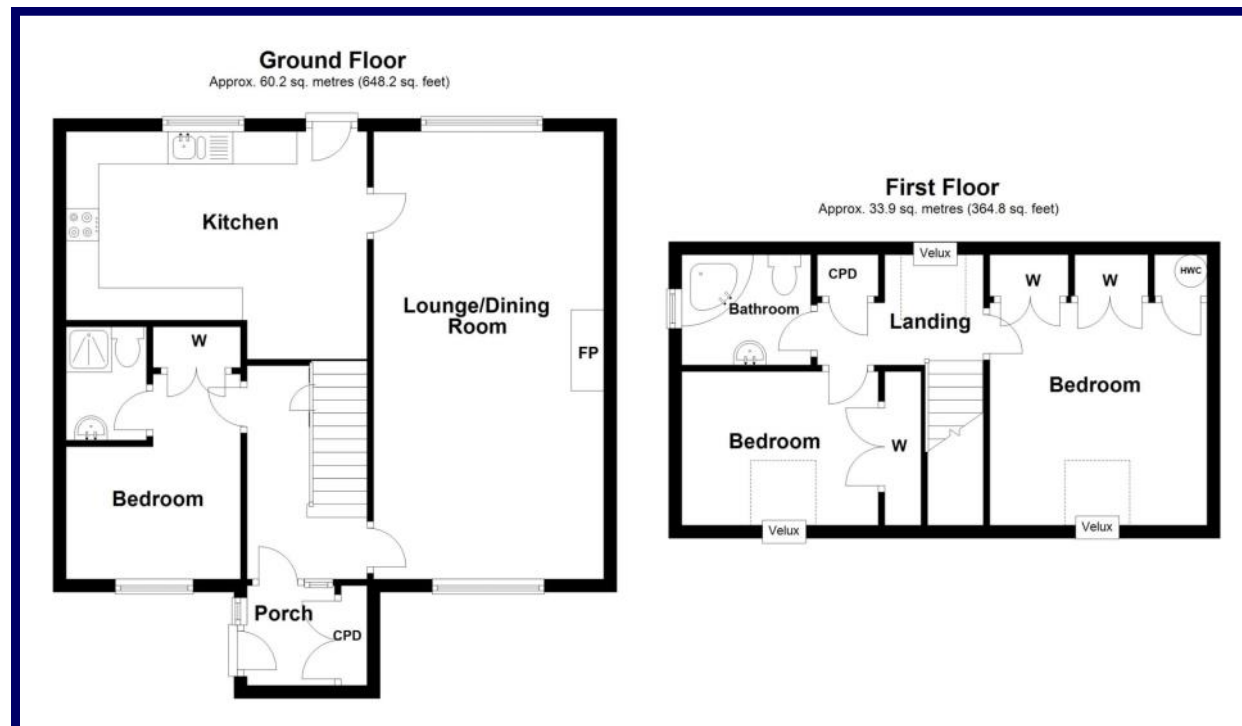
Entry: By mutual agreement.

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 right. 8 Matheson Place is the 1st house on the left

Location:

8 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.