



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



Blencathra, 2a Rhenetra, Portree, Isle of Skye, IV51 9XF

Offers Over £315,000

Detached Bungalow

Oil Fired Heating and Open Fire

Views over Loch Eyre

Three Bedrooms (1 en-suite)

Delightful Garden Grounds

Detached Garage

Description:

Blencathra is a well presented, detached three bedroom bungalow located in the quiet crofting township of Rhenetra. Set in an elevated position boasting widespread views over the surrounding croft land and Loch Eyre.

Blencathra, 2a Rhenetra is a generously proportioned detached three double bedroom property in a peaceful location affording views towards Loch Eyre. The property is conveniently located within easy commuting distance of Portree and all the amenities the village has to offer. The property has been well maintained by the current owner offering spacious family living space which is presented in walk in condition with light and neutral décor throughout.

The accommodation within comprises of; entrance hallway, sun room, snug, lounge, kitchen diner, utility room, cloakroom, bathroom and three double bedrooms, one of which has an en suite shower room. The property further benefits from mixed double/triple glazing, open fire with back boiler and oil fired central heating.

Externally, the property is set within attractive garden grounds. The neat and well maintained garden grounds are mainly laid to gravel with a paved patio area, and tiered rockery to the front of the property planted with established shrubs and bushes. The garden grounds also host a detached single car garage with parking available on the tarmac driveway.

Blencathra, 2a Rhenetra would make a beautiful family home and must be viewed to appreciate the standard of accommodation on offer.



Room sizes

Entrance Hallway

10.07m x 2.36m (33'06" x 7'08") at max.

Sun Room

4.18m x 3.27m (13'08" x 10'08").

Snug

4.40m x 4.17m (14'05" x 13'08").

Lounge

5.83m x 4.17m (19'01" x 13'08").

Kitchen Diner

4.37m x 5.71m (14'04" x 18'08") at max.

Utility Room

2.99m x 1.43m (9'09" x 4'08").

Cloakroom

1.31m x 1.00m (4'03" x 3'03").

Bedroom One

4.16m x 3.00m (13'07" x 9'10").

En-Suite

2.74m x 2.57m (8'05" x 8'11").

Bedroom Two

3.61m x 3.00m (11'10" x 9'10").

Bedroom Three

4.17m x 2.62m (13'08" x 8'07") at max.

Bathroom

3.10m x 2.38m (10'01" x 7'09").





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Services:

Mains water & Electricity. Drainage by way of private septic tank. Oil central heating.

Council Tax: Band E

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.

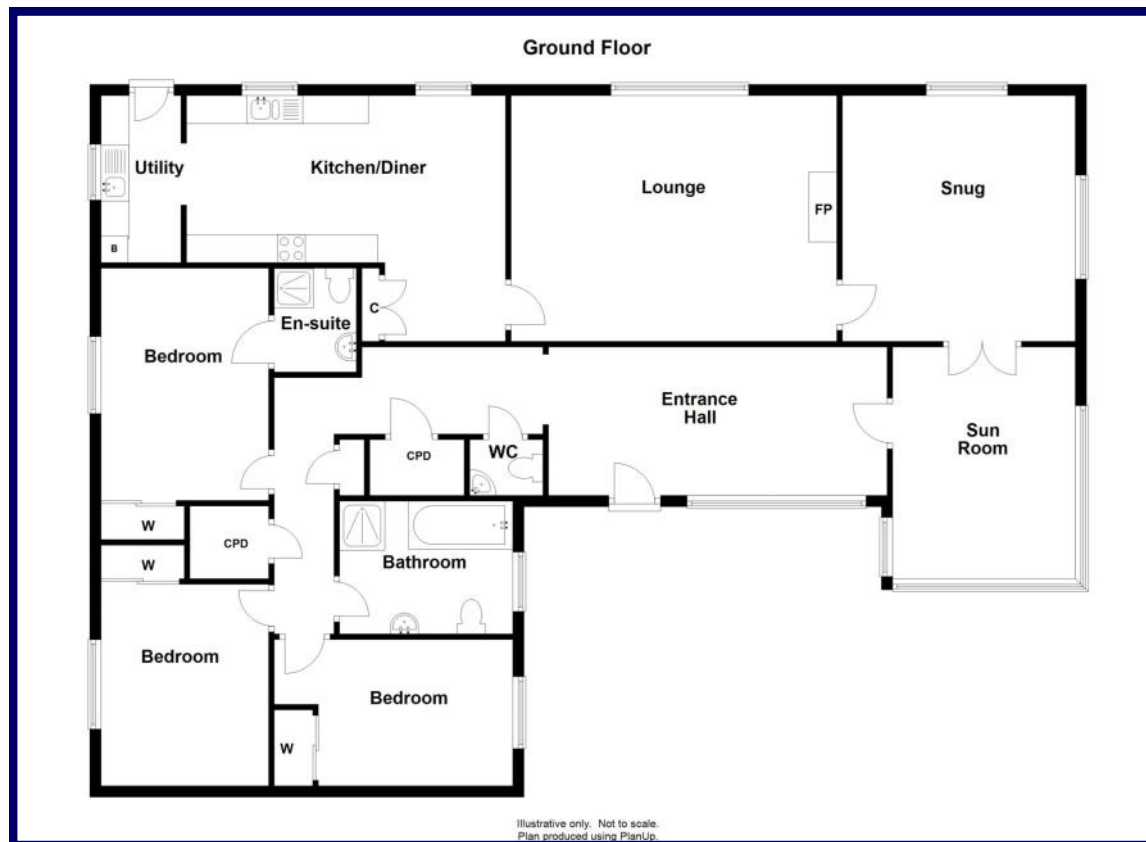
Entry: By mutual agreement.

Directions:

Follow the A87 from Portree for approximately 7 miles. As you enter Kensaleyre take the first right sign posted Rhenetra and Keistle. Continue on this road, Blencathra is the 4th house from the main road located on your left hand side.

Location:

Rhenetra, Snizort is a friendly community located approximately 8 miles north of Portree, the islands capital. Portree is a busy and vibrant town offering a range of facilities and services such as supermarkets, shops, hotels, restaurants, leisure facilities, a library, a cottage hospital and modern medical centre and both primary and secondary schooling. Located in the centre of the island, Kensaleyre is the ideal base for exploring the rest of the Isle of Skye.



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Portree Office: Bridge Road

Portree
Isle of Skye
IV51 9ER

Kyle Office: Main Street
Kyle of Lochalsh
Ross-Shire
IV40 8AB

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.