



# 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



**Craigard, Staffin Road, Portree, Isle of Skye, IV51 9HP.**

**Offers Over £230,000**

Semi-Detached Property  
Three/Four Bedrooms

Double Glazing & LPG Gas Central Heating  
Private Garden Grounds

Popular Residential Area  
Sea Views

## Description:

Craigard is an immaculately presented and spacious semi-detached three/four bedroom property set in an elevated position on Staffin Road boasting views of Portree Bay and Ben Tianavaig.

Craigard is a generous semi-detached traditional property set within private garden grounds boasting beautiful views over Portree Bay and Ben Tianavaig. The Property is located in a highly desirable area of Portree within walking distance of all local amenities the village has to offer. The property has been well maintained by the current owners and is presented in walk in condition.

The generous accommodation within is spread over three floors with the first floor consisting of a welcoming entrance vestibule and hallway, lounge, kitchen diner, utility room and W.C. The first floor comprises of a landing, three bedrooms and bathroom with an attic room located on the second floor. The property further benefits from double glazing, LPG gas central heating, multi-fuel stove in the lounge and ample built in storage throughout.

Externally the subjects are set within private garden grounds which have a small area of lawn to the front and side with a sloped garden to the rear with established trees, shrubs and bushes. There is a steep path to the rear of the property which leads to Fraser Crescent where on street parking is available.

Craigard will make a beautiful family home and viewing is highly recommended to appreciate the size and standard of accommodation on offer.



## Room sizes

### Ground Floor:

**Entrance Vestibule:** 1.11m x 0.56m (3'07" x 1'10").

**Hallway:** 5.03m x 2.04m (16'05" x 6'08") at max.

**Lounge:** 5.78m x 4.40m (18'11" x 14'05") at max.

**Kitchen Diner:** 6.43m x 3.16m (21'01" x 10'04") at max.

**Utility Room:** 3.55m x 1.64m (11'07" x 5'04").

**W.C.:** 1.53m x 0.81m (5'00" x 2'07").

### First Floor:

**Landing:** 3.21m x 2.42m (10'06" x 7'11") at max.

**Bedroom One:** 4.67m x 4.16m (15'03" x 13'07") at max.

**Bedroom Two:** 2.84m x 2.08m (9'03" x 6'09").

**Bedroom Three:** 4.31m x 2.33m (14'01" x 7'07").

**Shower Room:** 2.33m x 2.07m (7'07" x 6'09").

### Second Floor:

**Attic Room:** 4.77m x 4.10m (15'07" x 13'05") at max.





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## Services:

Mains water, electricity and drainage. LPG Gas Central Heating.

**Council Tax:** Band E

## EPC Rating:

Band F

## Home Report:

Please contact The Isle of Skye Estate Agency.

## Viewings:

Strictly by appointment through The Isle of Skye Estate Agency.

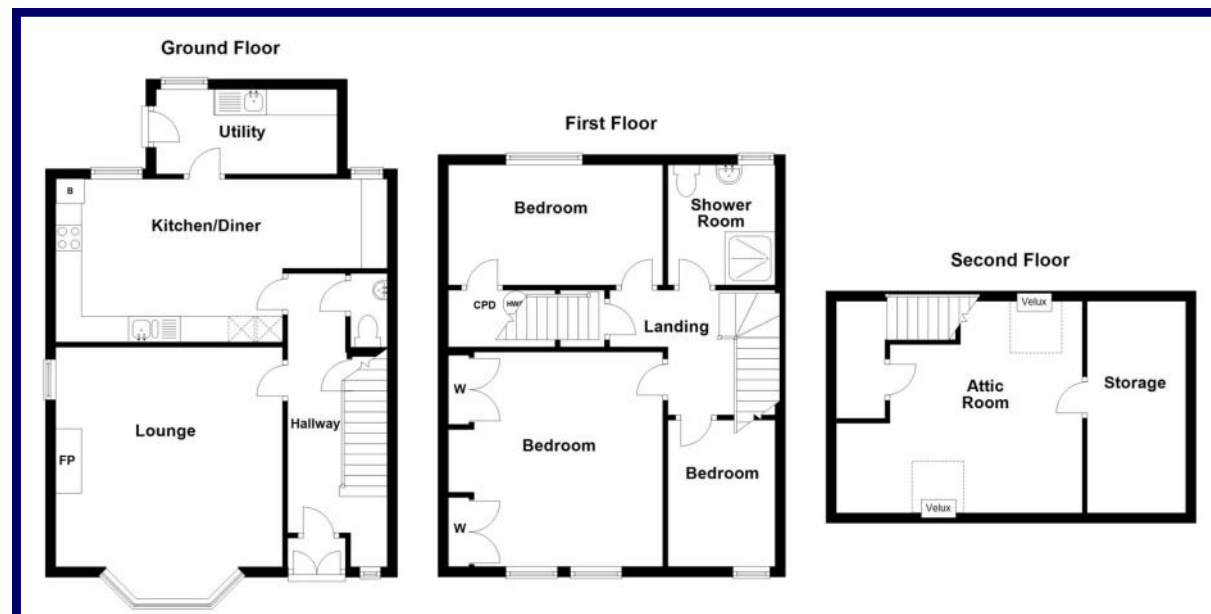
**Entry:** By mutual agreement.

## Directions:

From the centre of Portree take the A855 road signposted for Staffin. After approximately 600 metres the property will be located on your left hand side. Please note there is no parking to the front of this property.

## Location:

Staffin Road is a popular residential area located close to the centre of Portree and the property is within easy walking distance of the village centre. Portree is a growing town and the capital of the Isle of Skye, benefiting from a selection of shops including supermarkets, hotels, restaurants, leisure facilities, a modern medical centre and cottage hospital. The Skye bridge is approximately 32 miles to the south of the island.



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