



# 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



## Glenn An Ronnaich, Staffin Road, Portree, IV1 9HS

**Fixed Price £300,000**

Detached Property

Oil Fired Central Heating

Double Glazing

Four Bedrooms (3 en-suite)

Private Garden Grounds

Family Home

## Description:

**Glenn An Ronnaich is a beautifully presented four bedroom property located in a quiet residential area of Portree, a short walk from the village centre and the amenities on offer there.**

Glenn An Ronnaich is a four bedroom property located in a popular residential area offering easy access to the north east of the island and the attractions on offer such as The Old Man of Storr and the Trotternish Ridge. The property is within easy walking distance to the centre of Portree and all amenities on offer. Glenn An Ronnaich will make a fantastic family home whilst offering the potential to operate as a Bed & Breakfast.

The spacious accommodation within is set out over two floors and comprises: Entrance hallway, lounge, kitchen, conservatory / breakfast room, 2 bedrooms (1 En-suite) and a shower room on the ground floor with two En-Suite bedrooms located on the first floor. The property further benefits from oil fired central heating, double glazing and ample built in storage. The property boasts wooden interior doors and solid wooden flooring and the modern kitchen was installed approximately 6 years ago.

Externally the property is set within low maintenance garden grounds. There is a small lawn area and planted with shrubs and bushes. Off street parking is available to the front of the property.

Glenn An Ronnaich must be viewed to appreciate what is on offer.



# Room sizes

## Ground Floor:

**Entrance Hallway** 1.93m x 3.58m (6'04" x 11'08") at max.

**Lounge** 4.68m x 3.59m (11'08" x 15'04").

**Conservatory** 3.37m x 4.35m (11'00" x 14'03").

**Kitchen** 3.26m x 4.71m (10'08" x 15'05").

**Bedroom One** 2.48m x 4.18m (8'01" x 13'08").

**Bedroom Two** 4.18m x 4.40m (13'08" x 14'05") at max.

**En Suite** 1.58m x 1.87m (5'02" x 6'01").

**Shower Room** 1.58m x 1.90m (5'02" x 6'02").

## First Floor:

**Landing** 1.67m x 1.91m (5'05" x 6'03").

**Bedroom** 4.73m x 3.41m (15'06" x 11'02") at max.

**En Suite** 1.33m x 1.79m (4'04" x 5'10").

**Bedroom** 3.42m x 5.16m (11'02" x 16'11").

**En Suite** 1.33m x 1.79m (4'04" x 5'10").





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## Services:

Mains water and electricity. Mains drainage. Oil fired central heating.

**Council Tax:** Band E

## EPC Rating:

Band D

## Home Report:

Please contact The Isle of Skye Estate Agency.

## Viewings:

Strictly by appointment through The Isle of Skye Estate

## Entry:

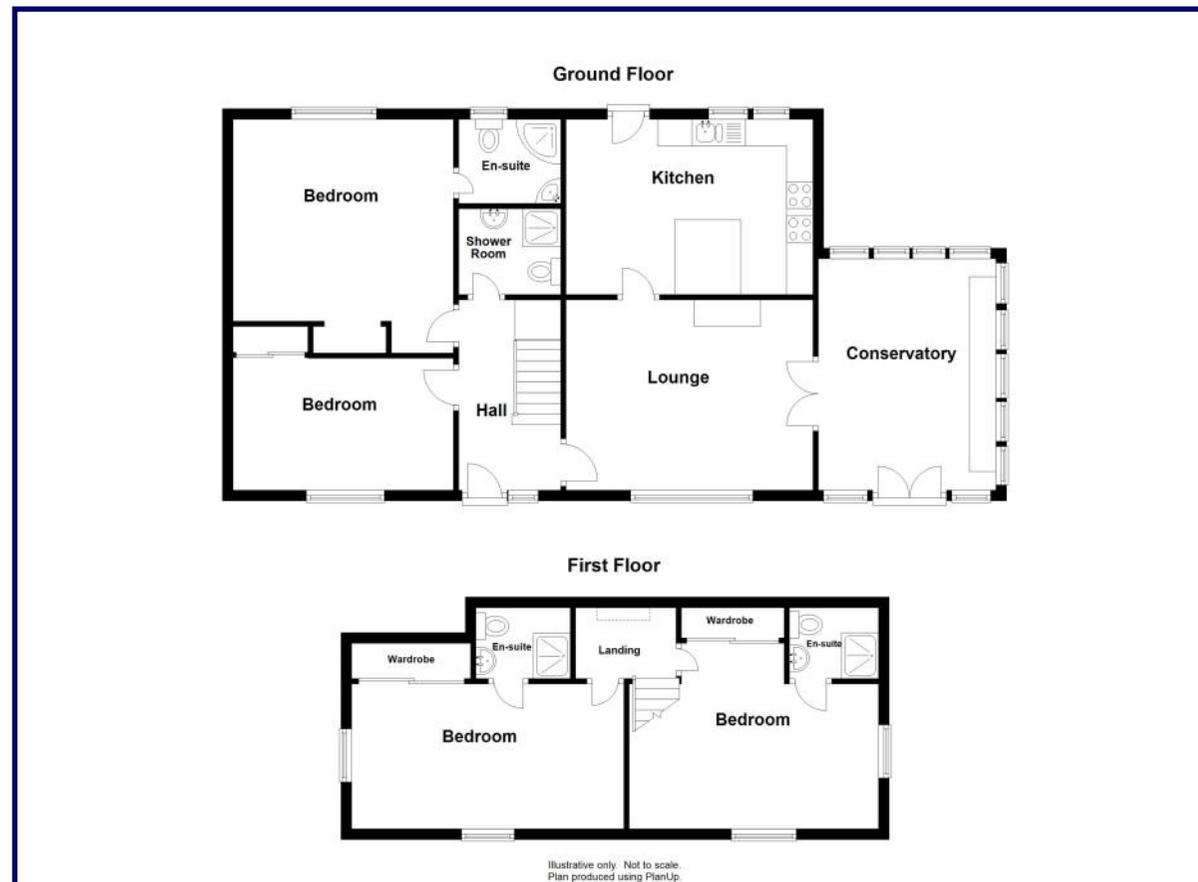
By mutual agreement.

## Directions:

From the centre of Portree take the A855 road signposted for Staffin. Gleann An Ronnaich is situated on the right-hand side of the road at the beginning of a small cul-de-sac. The name of the

## Location:

Gleann An Ronnaich is centrally situated within the growing town of Portree and just a few minutes from local shops and services. Portree benefits from a selection of shops 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