



# 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



**Tomali, 5 Kensaleyre Park, Snizort, Portree, Isle of Skye, IV51 9XF**

**Offers Over £340,000**

Spacious Detached Bungalow  
Three Bedrooms (1 en-suite)

Oil Fired Central Heating & Double Glazing  
Large Landscaped Garden Grounds

Loch Views  
Walk-In Condition

## Description:

Tomali, 5 Kensaleyre Park is an immaculately presented detached three bedroom split level bungalow located in the picturesque township of Kensaleyre affording views over Loch Snizort.

Tomali is a modern detached split level bungalow set within attractive landscaped garden grounds boasting stunning views over Loch Snizort, conveniently located within 7 miles of Portree. The property has been well maintained by the current owners offering spacious family living space which is presented in walk in condition with high quality fittings and fixtures.

Internally the accommodation comprises of a welcoming entrance porch, hallway, dining room, kitchen, utility room, lounge, conservatory, shower room and three bedrooms (1 en-suite). The property further benefits from double glazing, oil fired central heating, multi-fuel stove in the conservatory and ample built-in storage throughout.

Externally the subjects are set within delightful landscaped garden grounds with ample parking provided to the rear of the property. The well maintained an designed garden grounds are mainly laid to gravel and planted with a large number of plants, trees, shrubs and bushes with a private seating area to enjoy the views. Ample parking is available to the rear and side of the property.

Tomali, 5 Kensaleyre Park would make a beautiful family home and must be viewed to appreciate the standard of accommodation on offer.



## Room sizes

### Ground Floor:

**Entrance Porch:** 1.91m x 1.73m (6'03" x 5'08").

**Hallway:** 4.35m x 3.59m (14'03" x 11'09") at max.

**Kitchen:** 4.28m x 3.67m (14'00" x 12'00").

**Utility Room:** 3.60m x 1.92m (11'09" x 6'03").

**Dining Room:** 3.77m x 3.66m (12'04" x 12'00").

**Shower Room:** 2.21m x 1.84m (7'03" x 6'00").

**Master Bedroom:** 4.28m x 3.65m (14'00" x 11'11") at max.

**Master En-Suite:** 3.07m x 1.16m (10'00" x 3'09").

**Bedroom Two:** 3.08m x 2.98m (10'01" x 9'09") at max.

**Bedroom Three:** 2.83m x 3.60m (9'03" x 11'09") at max.

### Lower Ground Floor:

**Lounge:** 4.87 x 4.28 (15'11" x 14'00").

**Conservatory:** 3.86m x 3.14m (12'07" x 10'03").





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## Services:

Mains water, electricity and 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 Agency.

## Entry:

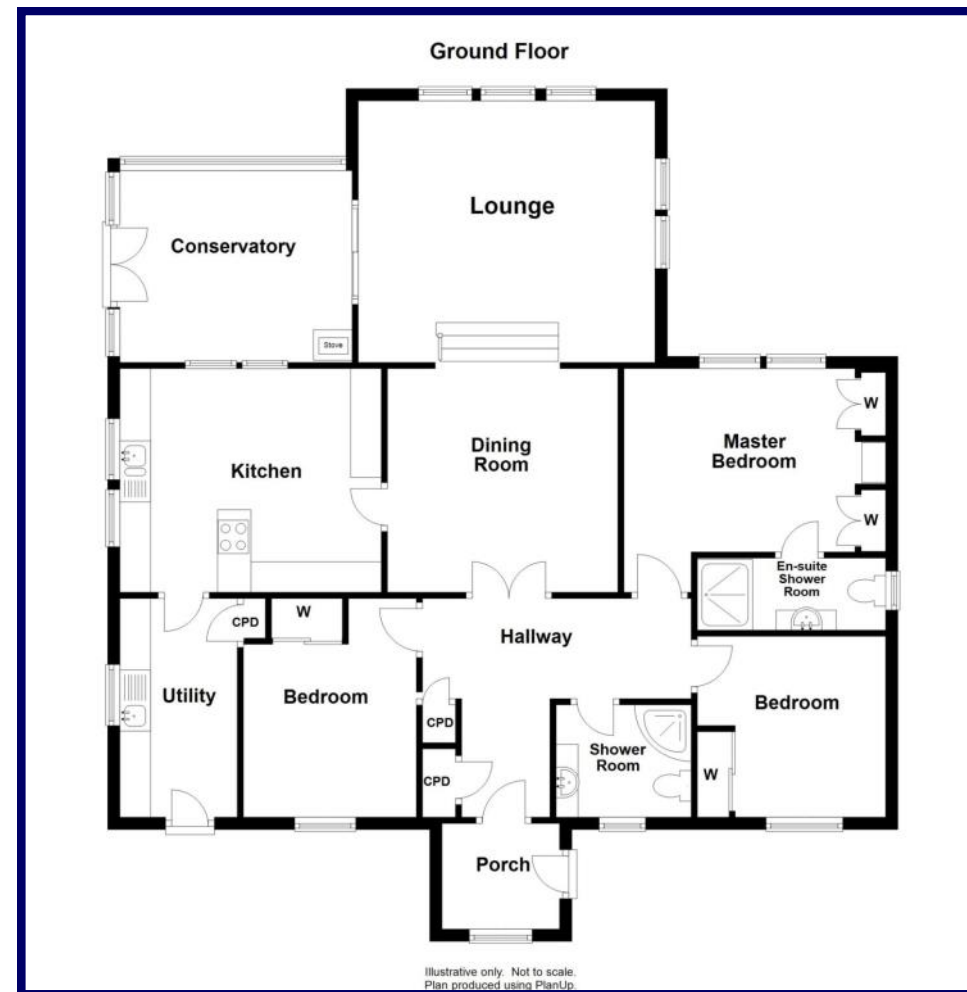
By mutual agreement.

## Directions:

Travel north from Portree on the A87 for approximately 7 miles. On entering Kensaleyre, take the first road on the right signposted Rhenetra and then take the road on your right hand side which runs between two properties. Tomali is situated at the end of the shared driveway on your right hand side.

## Location:

Kensaleyre Park is a friendly community located approximately 7 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.



## 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

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.