



# 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



## 2 Beech Gardens, Portree, Isle of Skye, IV51 9UR.

**Offers Over £205,000**

Detached Bungalow

2 Bedrooms

Ideal First Time Buyers Property

UPVC Double Glazing & Electric Heating

Private Garden Grounds and Off Street Parking

Close to Local Amenities

## Description:

2 Beech Gardens is a well presented two bedroom detached bungalow located in a private residential area of Portree conveniently positioned within walking distance of all local amenities on offer.

2 Beech Gardens is one of a small number of similar properties in a quiet residential cul-de-sac located within easy walking distance from the town centre of Portree and all amenities on offer and would make a fantastic first time buyers property.

The accommodation within is set over one level and comprises of; Entrance Vestibule, Hallway, Lounge, Kitchen, Bathroom and Two Double Bedrooms. The property further benefits from UPVC double glazing, electric heating and ample built in storage throughout. The property is well maintained by the current owners and is presented in walk in condition.

Externally, there is well kept garden grounds to the front and rear which is mainly laid to lawn. Ample off street parking is provided by a gravel driveway to the side and front of the property.

2 Beech Gardens is a wonderful property conveniently positioned in the centre of Portree and would make an ideal purchase for a first time buyer. Viewing is highly recommended.



## Room sizes:

### Ground Floor

**Entrance Vestibule:** 1.66m x 1.30m (5'05 x 4'03)

**Hallway:** 4.11m x 1.64m (13'05 x 5'04) at max.

**Lounge:** 5.79m x 3.50m (18'11 x 11'05) at max.

**Kitchen:** 3.62m x 2.20m (11'10 x 7'02)

**Bathroom:** 2.49m x 1.63m (8'02 x 5'04)

**Bedroom One:** 3.60m x 3.19m (11'09 x 10'05)

**Bedroom Two:** 3.29m x 3.20m (10'09 x 10'06)





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## Services:

Mains water, electricity and drainage. Electric Central Heating

## Council Tax:

Band C

## EPC Rating:

Band F

## Home Report:

Please contact The Isle of Skye Estate Agency.

## Viewings:

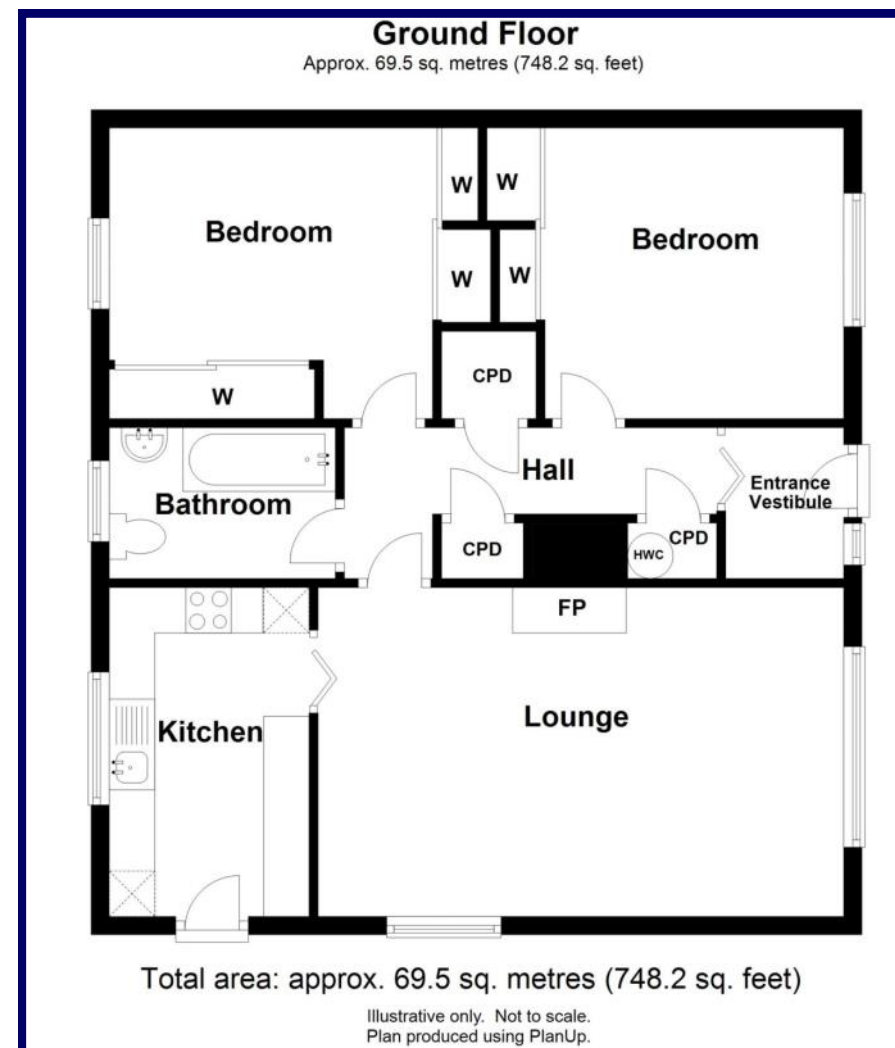
Strictly by appointment through The Isle of Skye Estate Agency.

## Entry:

By mutual agreement.

## Directions:

From the centre of Portree take the A87 and turn off at junction located next to the high school heading towards Uig and Dunvegan. Continue on this road until you reach MacGregors Industrial supplies which will be on your right hand side, Take the junction immediately after MacGregors signposted Beech Gardens. Number 2 will be the second house located on your right hand side.



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

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