



# 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



**Kilmory, Viewfield Road, Portree, Isle of Skye, IV51 9ES.**

Spacious Detached Bungalow  
Five Bedrooms

Double Glazing & Oil Fired Central Heating  
Large Garden Grounds

Central Location  
Walk-In Condition

**Offers Over £335,000**



## Description:

Kilmory is an immaculately presented five bedroom detached bungalow located in a quiet residential area of Portree conveniently positioned within walking of the village centre and all the amenities on offer.

Kilmory is a delightful family home located in a desirable residential area of Portree, conveniently located a short walk from the centre of Portree. The property has been well maintained by the current owners offering spacious family living which is presented in walk-in condition decorated in neutral tones throughout. Features include oil fired central heating, double glazing and generous private garden grounds.

The well proportioned accommodation within comprises of: entrance vestibule, hallway, lounge, kitchen/dining room, rear lobby, family bathroom and five bedrooms. Externally the subjects are set within fully enclosed garden grounds which are mainly laid to lawn with established trees, shrubs and bushes. The garden also benefits from two timber sheds providing additional storage space. Ample parking is provided to the side of the property.

Kilmory presents a wonderful opportunity to purchase a lovely family home and must be viewed to fully appreciate the accommodation on offer.





## Room sizes

### Ground Floor

**Entrance Vestibule:** 1.27m x 1.17m (4'02" x 3'10").

**Hallway:** 5.05m x 3.98m (16'07" x 13'00") at max.

**Lounge:** 5.16m x 3.69m (16'11" x 12'01") at max.

**Kitchen / Dining Room:** 6.86m x 3.14m (22'06" x 10'03") at max.

**Rear Lobby:** 3.19m x 0.99m (10'05" x 3'02") at max.

**Bathroom:** 2.50m x 1.82m (8'02" x 5'11") at max.

**Bedroom One:** 2.66m x 2.61m (8'08" x 8'06").

**Bedroom Two:** 4.54m x 2.86m (14'10" x 9'04").

**Bedroom Three:** 3.87m x 2.82m (12'08" x 9'03").

**Bedroom Four:** 3.81m x 2.65m (12'06" x 8'08").

**Bedroom Five:** 2.86m x 2.43m (9'04" x 7'11").





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### Services:

Mains water, electricity and drainage. Oil Fired 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:

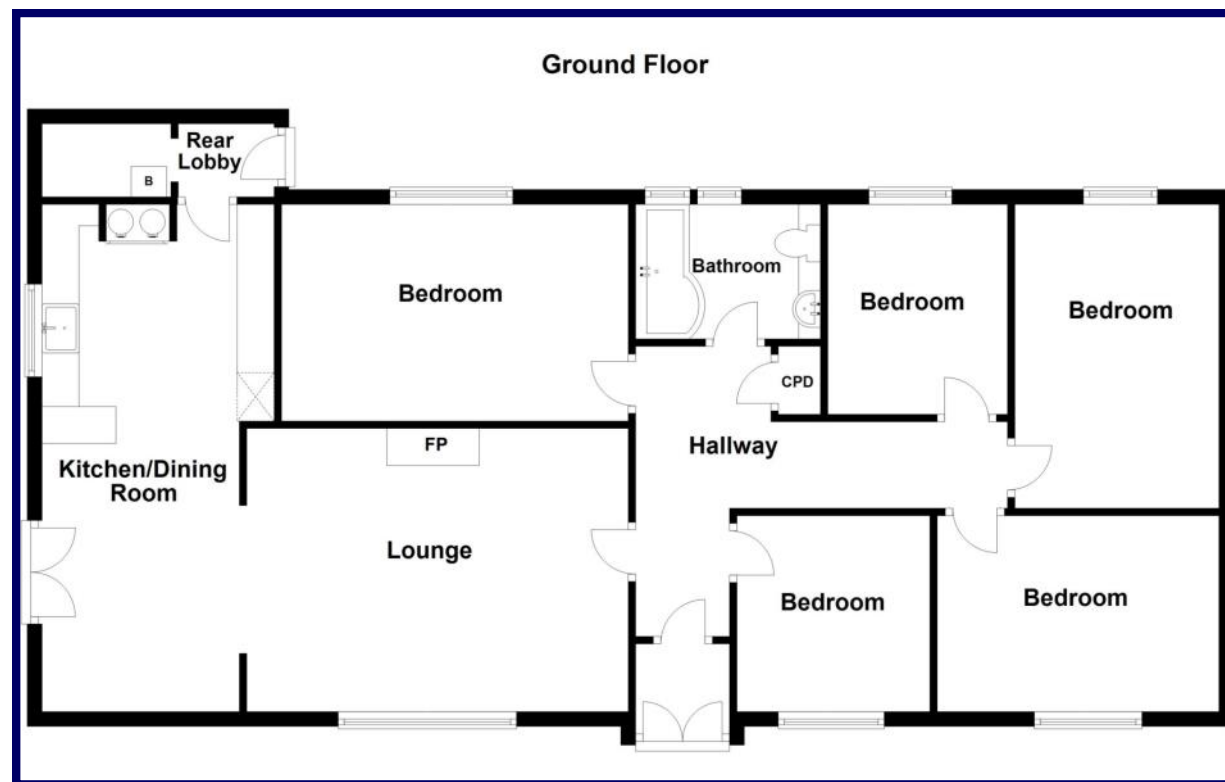
By mutual agreement.

### Directions:

From Somerled Square take the A87 road heading out of Portree towards the Skye bridge, continue along Viewfield Road and take the turning on your right hand side signposted Shulishader Beag, Kilmory is the last house on your left hand side.

### Location:

Kilmory is located a short walk from the centre of Portree, the capital of the Island and benefits from all the amenities you would expect of a thriving area including a supermarket, garage, several shops, hotels, restaurants and leisure centre. The town also has facilities of a modern medical centre, cottage hospital and primary and secondary schooling. The location offers all the advantages of the town and yet is close enough to the many hill and coastal walks, and places of interest the area has to offer, with the Skye Bridge some 32 miles to the south providing 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