



The Isle of Skye Estate Agency

www.iosea.co.uk

The Isle of Skye Estate Agency

Portree Office: sales@iosea.co.uk

01478 612 683

Kyle Office: kyle@iosea.co.uk

01599 534 555



Shennachie, 1 Kensaleyre Park, Portree, Isle of Skye, IV51 9XF

Offers Over £350,000

Spacious Detached Property
Six Bedrooms (1 en-suite)

Oil Fired Central Heating & Tripple & Double Glazing
Private Garden Grounds

Loch Views
Bed & Breakfast Potential

Description:

Shennachie is substantial detached six bedroom property located in the picturesque township of Kensaleyre affording beautiful views across Loch Snizort towards the Outer Isles on a clear day.

Shennachie is a bright and airy detached property sitting in private garden grounds within easy commuting distance to Portree. The property has been very well maintained by the current owners providing flexible family accommodation with bright, well proportioned rooms presented in walk-in condition.

The generous accommodation within is set out over two floors with the lower level comprising; entrance hallway, lounge, kitchen diner, utility room, family bathroom and three bedrooms (one en-suite). The staircase leads to a large landing granting access to a shower room and three additional bedrooms. The property further benefits from triple glazing to the ground floor front elevation along with the first floor gable windows and double glazing to the rear and first floor, oil fired central heating and ample built-in storage throughout.

Externally the property is set within private wrap around garden grounds which are mainly laid to lawn with an established hedge surrounding. There is a tarmac driveway to the side and rear elevations which provides ample space for parking. The garden also hosts a detached garage with electricity supply.

Shennachie offers the opportunity to purchase a well proportioned family home or could equally be used as an exceptional Bed and Breakfast in a prime location and must be viewed to appreciate the accommodation on offer .



Room sizes

Ground Floor:

Entrance Hall: 5.02m x 6.09m (16'05 x 19'11) at max.

Lounge: 5.41m x 3.91m (17'08 x 12'09) at max.

Kitchen Diner: 5.11m x 3.17m (16'09 x 10'04).

Utility Room: 2.19m x 1.67m (7'02 x 5'05).

Master Bedroom: 3.88m x 3.17m (12'08 x 10'04).

En-Suite: 2.51m x 1.64m (8'02 x 5'04) at max.

Bedroom Two: 3.91m x 2.81m (12'09 x 9'02).

Bedroom Three: 2.86m x 2.81m (9'04 x 9'02).

Bathroom: 3.16m x 1.88m (10'04 x 6'01) at max.

First Floor:

Landing: 5.98m x 4.67m (19'07 x 15'03) at max.

Bedroom Four: 3.87m x 3.50m (12'08 x 11'05).

Bedroom Five: 3.75m x 2.72m (12'03 x 8'11).

Bedroom Six: 4.74m x 3.89m (15'06 x 12'09) at max.

Shower Room: 2.84m x 2.79m (9'03 x 9'01).

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 D

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 The driveway for Shennachie is immediately on your right hand side.

Location:

Kensaleyre Park, Snizort 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.



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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.