



Blencathra, 2a Rhenetra, Snizort, Portree, Isle of Skye, IV51 9XF
Offers Over £315,000

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Blencathra is a well presented, detached three bedroom bungalow located in the quiet crofting township of Rhenetra. Set in an elevated position boasting widespread views over the surrounding croft land and Loch Eyre.

- Detached Bungalow
- Three Bedrooms (1 en-suite)
- Oil Fired Central Heating
- Delightful Garden Grounds
- Detached Garage
- Views over Loch Eyre

Services

Mains Electric, Mains Water, Drainage by way of septic tank. Oil Fired Central Heating.

Tenure

Freehold

Council tax

Band E

Property Description

Blencathra, 2a Rhenetra is a generously proportioned detached three double bedroom property in a peaceful location affording views towards Loch Eyre. The property is conveniently located within easy commuting distance of Portree and all the amenities the village has to offer. The property has been well maintained by the current owner offering spacious family living space which is presented in walk in condition with light and neutral décor throughout.

The accommodation within comprises of; entrance hallway, sun room, snug, lounge, kitchen diner, utility room, cloakroom, bathroom and three double bedrooms, one of which has an en suite shower room. The property further benefits from mixed double/triple glazing, open fire with back boiler and oil fired central heating.

Externally, the property is set within attractive garden grounds. The neat and well maintained garden grounds are mainly laid to gravel with a paved patio area, and tiered rockery to the front of the property planted with established shrubs and bushes. The garden grounds also host a detached single car garage with parking available on the tarmac driveway.

Blencathra, 2a Rhenetra would make a beautiful family home and must be viewed to appreciate the standard of accommodation on offer.



Entrance Hall (33' 0.46" Max x 7' 8.91" Max) or (10.07m Max x 2.36m Max)

A welcoming entrance hallway with picture window to the side elevation. Access to sun room, kitchen diner, three bedrooms, bathroom and Cloakroom. Loft hatch. Three storage cupboards, one housing the consumer unit. Vinyl flooring. Painted in neutral tones.

Sun Room (13' 8.57" x 10' 8.74") or (4.18m x 3.27m)

Bright triple aspect sun room with windows to the front, side and rear elevations. French doors through to snug. Loft hatch. Painted in neutral tones. Vinyl flooring.

Snug (14' 5.23" x 13' 8.17") or (4.40m x 4.17m)

Snug with windows to the rear and side elevation boasting views over Loch Eyre. Access to sun room and lounge. Painted in neutral tones. Vinyl flooring.

Lounge (19' 1.53" x 13' 8.17") or (5.83m x 4.17m)

Spacious lounge with picture window to the side elevation affording views over Loch Eyre. Open fire with back boiler, marble surround and hearth. Painted in neutral tones. Vinyl flooring. Access through to kitchen diner.

Kitchen/Diner (14' 4.05" x 18' 8.8") or (4.37m x 5.71m)

Large, bright dining kitchen with a generous range of wall and base units. Integrated dishwasher, electric double oven, 4-ring hob and extractor fan. One and half bowl stainless steel sink and drainer. Built in storage cupboard. Ample space for dining table and chairs. Opening through to utility room. Tile flooring. Painted in neutral tones.

Utility Room (9' 9.72" x 4' 8.3") or (2.99m x 1.43m)

Utility room fitted with wall and base units with worktop over. Stainless steel sink and drainer. Integrated washing machine. Window to front elevation. Oil boiler housing. Glazed panel UPVC providing access to the garden. Extractor fan. Tile flooring. Painted in neutral tones.

Cloak Room (4' 3.57" x 3' 3.37") or (1.31m x 1.00m)

Cloakroom comprising W.C. and wash hand basin. Painted in neutral tones. Vinyl flooring. Extractor fan.

Bedroom 1 (13' 7.78" x 9' 10.11") or (4.16m x 3.00m)

Double bedroom with window to front elevation. Built-in wardrobes. Vinyl flooring. Painted in neutral tones. Door to en-suite shower room.

En Suite (8' 11.87" x 8' 5.18") or (2.74m x 2.57m)

En-suite shower room comprising W.C., wash hand basin and shower cubical with electric shower. Respatex wet wall at shower. Extractor fan. Chrome heated towel rail. Painted in neutral tones. Vinyl flooring.

Bedroom 2 (11' 10.13" x 9' 10.11") or (3.61m x 3.00m)

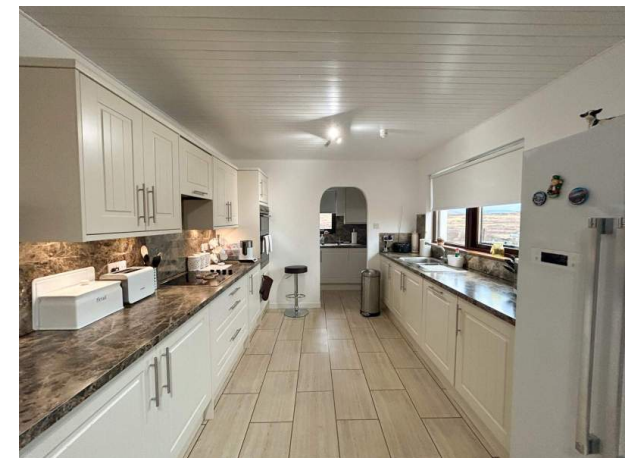
Good size double bedroom with window to front elevation. Built-in wardrobes. Vinyl flooring. Painted in neutral tones.

Bedroom 3 (13' 8.17" x 8' 7.15") or (4.17m x 2.62m)

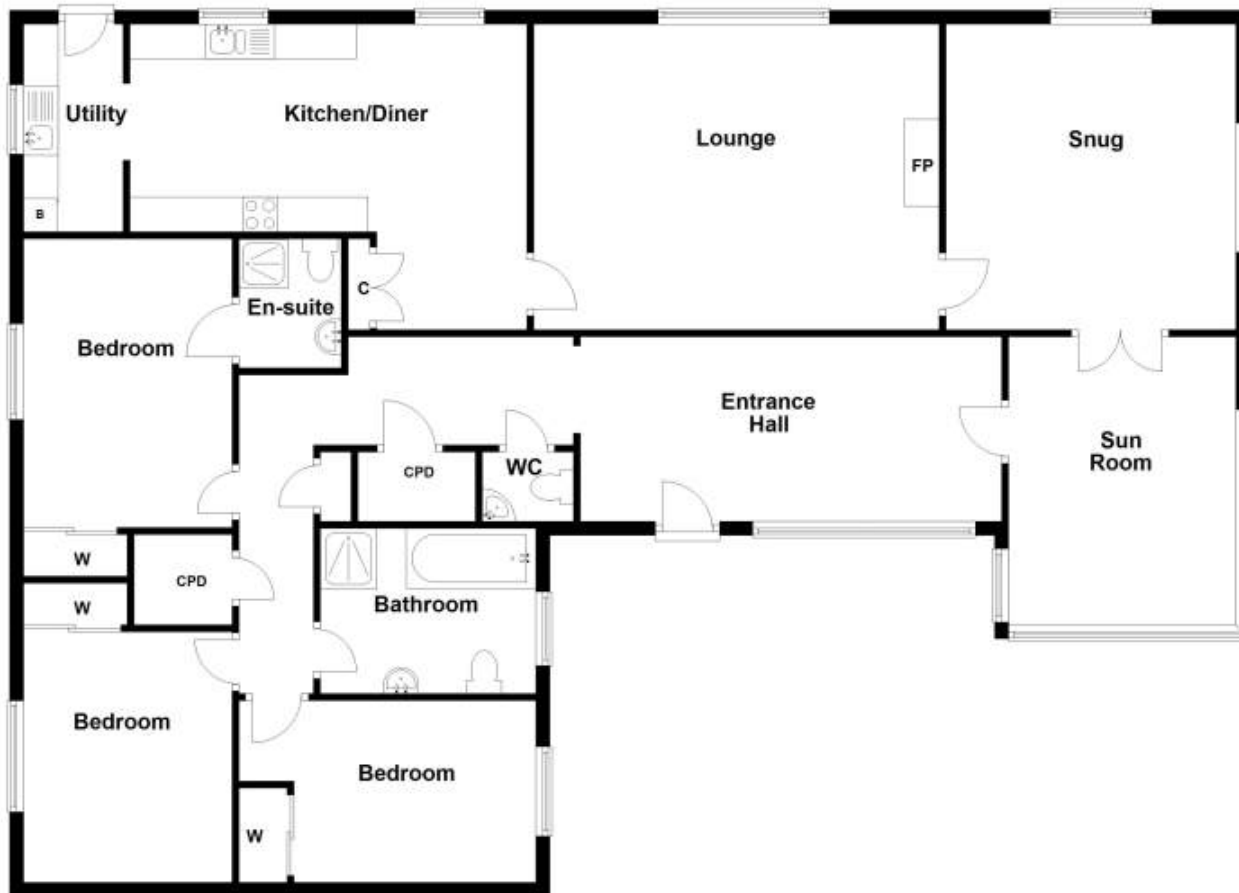
Double bedroom with window to side elevation. Built-in wardrobes. Painted in neutral tones. Vinyl flooring.

Bathroom (10' 2.05" x 7' 9.7") or (3.10m x 2.38m)

Family bathroom comprising W.C, wash hand basin, bath and separate shower cubicle with electric shower. Frosted window to side elevation. Respatex wet wall at shower. Partially tiled walls. Chrome heated towel rail. Extractor fan. Painted in neutral tones. Vinyl flooring.



Ground Floor



Illustrative only. Not to scale.
Plan produced using PlanUp.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92+) A			(92+) A		
(81-91) B		84	(81-91) B		
(69-80) C			(69-80) C		74
(55-68) D			(55-68) D		
(39-54) E	54		(39-54) E	46	
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC			England, Scotland & Wales EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.