



13 Windsor Crescent, Portree, Isle of Skye, IV51 9EA
Offers Over £185,000

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13 Windsor Crescent is a well presented two bedroom end of terrace property located in a popular residential area in the centre of Portree conveniently located close to all the amenities the village has to offer.

- End of Terrace
- Two Bedrooms
- Oil Fired Central Heating
- Central Location
- Ideal for First Time Buyer
- Walk-in Condition
- Private Garden
- On Street Parking

Services

Mains Electric, Mains Drainage, Mains Water, Oil Fired Central Heating

Tenure

Freehold

Council tax

Band B

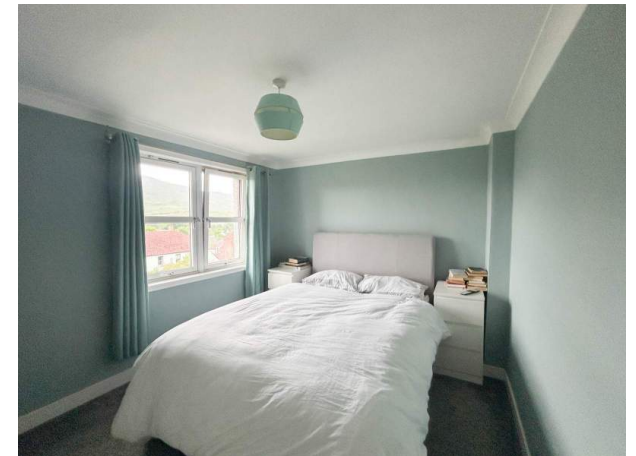
Property Description

13 Windsor Crescent is one of a number of similar properties in the area located within easy walking distance from the centre of Portree and all amenities on offer. The property has been well maintained by the current owner and is presented in walk-in condition.

The bright and airy accommodation within is set over two levels and comprises of entrance vestibule, hallway, lounge and kitchen on the ground floor with two double bedrooms and shower room located on the first floor. The property further benefits from double glazing throughout, oil fired central heating and boasts views over Portree Bay and the Cuillin Mountains.

Externally the property is set within private garden grounds complete with a small pond. The enclosed garden is mainly laid to lawn with well established shrubs and bushes. The rear garden hosts a wooden shed providing additional storage. On-street parking is available to the front of the property.

13 Windsor Crescent would make an ideal purchase for a first time buyer and must be viewed to appreciate the standard of accommodation on offer.



Entrance Vestibule (3' 1.01" x 5' 9.29") or (0.94m x 1.76m)

Welcoming entrance vestibule accessed via a half glazed UPVC door to the front elevation. Built in Storage Cupboard housing consumer unit. Walls partially v lined and painted with tiled flooring. Three pane glass door leading to hallway.

Hallway (5' 5.75" Max x 7' 10.88" Max) or (1.67m Max x 2.41m Max)

Hallway providing access to kitchen and lounge/diner. Carpeted stairs leading to the first floor. Partially painted and v lined with laminate floor.

Lounge/diner (19' 1.53" Max x 11' 0.68" Max) or (5.83m Max x 3.37m Max)

Bright dual aspect lounge/diner with windows to the front and rear elevation. Ample space for dining room table and chairs. Feature fireplace with slate hearth. Laminate flooring and painted walls.

Kitchen (9' 5.39" Max x 11' 0.28" Max) or (2.88m Max x 3.36m Max)

Modern fitted kitchen with a good range of wall and base units with contrasting worktop. Integrated electric oven and hob with extractor hood. Stainless steel sink and drainer. Space for white goods. Window to rear elevation. Half glazed UPVC door to side elevation. Large storage cupboard.

Landing (5' 8.9" Max x 7' 4.58" Max) or (1.75m Max x 2.25m Max)

Landing providing access to two double bedrooms and shower room. Window to the side elevation. Built-in storage cupboard. Carpeted. Partially v lined and painted. Loft access.

Bedroom 1 (11' 8.16" x 9' 6.57") or (3.56m x 2.91m)

Spacious double bedroom with window to rear elevation boasting views over Portree Bay and the Cullins. Carpeted and painted walls.

Bedroom 2 (14' 8.38" Max x 9' 1.45" Max) or (4.48m Max x 2.78m Max)

Good size double bedroom. Window to front elevation. Built-in storage cupboard. Carpeted floors and painted walls.

Shower Room (7' 4.19" x 5' 8.5") or (2.24m x 1.74m)

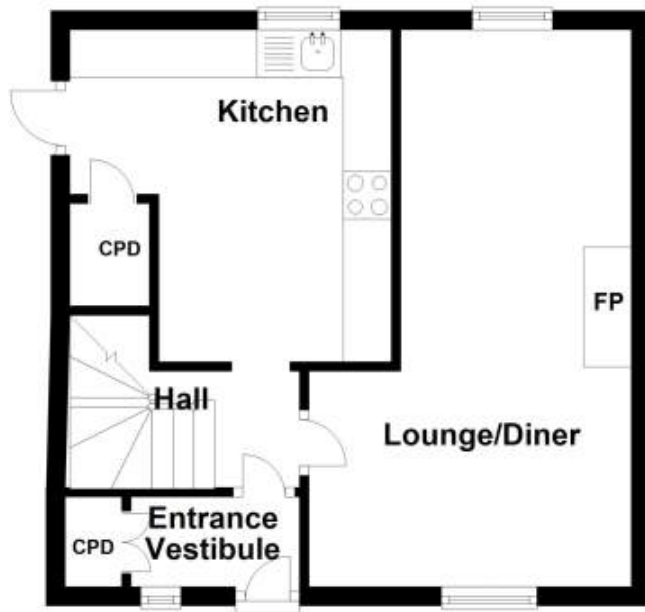
Modern shower room comprising of W.C., wash hand basin and mains shower. Frosted window to rear elevation. Chrome heated towel rail. Tiled floor and walls.

Garden

Externally the property is set within fully enclosed garden grounds. The gardens are mainly laid to grass with well established shrubs and bushes. The rear garden hosts a small pond and wooden garden shed providing additional storage. Ample on street parking is available to the front of the property.



Ground Floor



First Floor



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			(81-91) B		
(69-80) C		78	(69-80) C		69
(55-68) D	57		(55-68) D		
(39-54) E			(39-54) E	49	
(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.