







Chalet No 4, Borve, Portree, Isle of Skye, IV51 9PE Offers Over £167,000



# Chalet No 4, Borve, Portree, Isle of Skye, IV51 9PE

Chalet 4 Borve is a delightful two bedroom chalet bungalow set within a quiet residential area of four other similar properties located close to Portree and all the amenities the village has to offer.

- Detached Bungalow
- Electric Central Heating
- Two Bedrooms
- Furnished
- · Close to Portree
- Ideal First Time Buyer Property

#### Services

Mains Electric, Mains Water

Tenure

Freehold

Council tax

Band A

## **Property Description**

Number4 Borve is a charming two bedroom chalet/ bungalow set within a quiet residential area of four other similar properties located close to Portree and all the amenities the village has to offer.

Number 4 Borve is a bright and airy two bedroom chalet/bungalow conveniently positioned in a quiet residential area close to Portree. The accommodation within is set over one level and comprises of; Entrance Porch, Hallway, Open Plan Living/Dining Room/Kitchen, Shower Room and Two Double Bedrooms. The property further benefits from UPVC double glazing and a wet radiator electric Heatrae Sadia central heating system and neutral decor throughout.

Externally the property has a secure rear garden with a small storage shed and a larger, fenced, area to the front which is laid to grass. Parking is available at the front of the property

Number 4 Borve would make an ideal purchase for a first time buyer or as a 'buy to let' property conveniently positioned close to Portree.

The property has been freshly painted and carpeted and is being sold as seen.







### Entrance Porch (3' 1.01" x 2' 8.68" ) or (0.94m x 0.83m)

Entrance Porch with UPVC door and windows to front and side. Tiled floor, Access to hall.

#### Hallway (10' 7.95" x 3' 4.16" ) or (3.25m x 1.02m)

Entrance hall providing access to open plan living room, shower room and two bedrooms. Carpeted. Painted. Storage cupboard housing the Heatrae Sadia central heating unit.

# Open Plan Kitchen/Lounge/Dining Room (23' 7.07" x 16' 9.57" Max) or (7.19m x 5.12m Max)

Spacious, open plan living, dining and kitchen with window to front elevation and French doors to the rear leading to a raised deck area. The kitchen has a window overlooking the private rear garden and is equipped with cooker and fridge freezer. There is ample wall and floor cupboards and space for a dining table and chairs. Laminate flooring. Painted.

#### Bedroom 1 (13' 10.14" x 10' 4.02" ) or (4.22m x 3.15m)

Large double bedroom with window to rear providing view to garden. Carpeted. Painted. Freestanding wardrobe and chest of drawers.

#### Shower Room (7' 2.61" x 4' 3.57" ) or (2.20m x 1.31m)

Modern shower room comprising of W.C., wash hand basin and walk-in shower cubicle with mains fed shower. Vinyl flooring. Tiled and painted. Loft hatch.

#### Bedroom 2 (10' 4.41" x 9' 3.81" ) or (3.16m x 2.84m)

Double bedroom with window to front. Carpeted. Painted. Freestanding wardrobe and chest of drawers.

#### Garden

Large area of lawn to front of property which is fenced and bordered by a large hedge. The rear garden is fully enclosed and mainly laid to lawn with a decked area at the back door. There is a small timber shed to the side providing storage.

Parking is available on the private road to the front of the property.

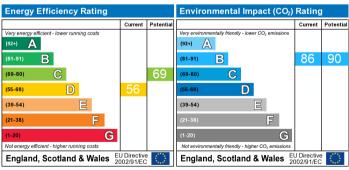






# **Ground Floor**





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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



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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.