



24 Viewfield Square, Portree, Isle of Skye, IV51 9HB
Offers Over £145,000

ISLE OF SKYE
ESTATE AGENCY

24 Viewfield Square, Portree, Isle of Skye, IV51 9HB

24 Viewfield Square is a two bedroom end of terrace property located in a quiet residential area in the centre of Portree and is ideally positioned to take advantage of all the local amenities and facilities the village has to offer.

- End of Terrace House
- 2 Double Bedrooms
- Central Location
- Private Garden Grounds
- Solid Fuel Heating
- Double Glazing
- Ideal Family Home or First Time Buyers Property

Services

Mains Electric, Mains Drainage, Mains Water

Tenure

Freehold

Council tax

Band Not Specified

Property Description

24 Viewfield Square is one of a number of similar properties in the area located within easy walking distance from the centre of Portree and all amenities available. The property would benefit from a degree of modernisation however would make a fantastic first time buyers property or family home.

The accommodation within is set over two levels and comprises of entrance vestibule, hallway, lounge/dining room, kitchen and rear vestibule on the ground floor with two double bedrooms and bathroom located on the first floor. The property further benefits from timber framed double glazing throughout, solid fuel heating and generous garden grounds.

Externally the property has its own front and rear garden which is mainly laid to grass with raised beds for growing vegetables. There is also a integral store at the side of the building along with a metal shed and container providing additional storage. Ample on-street parking is available to the front of the property.

24 Viewfield Square is conveniently positioned for the centre of Portree and would make an ideal purchase for a family or first time buyer.



Entrance Vestibule (2' 11.43" x 8' 0.85") or (0.90m x 2.46m)

Accessed via a timber door with 6 pane glazed insert. Consumer unit housing. Woodchip wallpaper. Carpeted floors. 15 Pane glass door to hallway.

Hallway (5' 8.9" Max x 8' 0.06" Max) or (1.75m Max x 2.44m Max)

Hallway providing access to lounge/dining room and kitchen with stairs to the first floor. Painted walls. Vinyl flooring.

Living/Dining Room (19' 1.92" Max x 11' 6.19" Max) or (5.84m Max x 3.51m Max)

Dual aspect lounge/dining room with windows to the front and rear elevation. Open fire with back boiler providing heating and hot water. Wallpapered walls. Carpeted floors.

Kitchen (9' 6.57" x 7' 7.34") or (2.91m x 2.32m)

Fitted with a range of wall and base units with worktop over. Stainless steel sink and drainer. Window to rear elevation. Partially v-lined and painted walls. Vinyl flooring. Door to rear vestibule.

Rear Vestibule (2' 11.04" x 3' 2.58") or (0.89m x 0.98m)

6 pane timber door to side elevation providing access to the garden. Built-in storage cupboard. Painted walls. Vinyl flooring.

Landing (5' 10.87" Max x 7' 4.98" Max) or (1.80m Max x 2.26m Max)

Window to side elevation. Access to two double bedrooms and bathroom. Built-in storage cupboard. Loft access hatch. Painted walls. Carpeted.

Bedroom 1 (9' 6.57" Max x 12' 2.06" Max) or (2.91m Max x 3.71m Max)

Double bedroom with window to the rear elevation. Built-in storage cupboard housing the hot water tank. Painted walls. Carpeted floors.

Bedroom 2 (15' 6.22" Max x 6' 11.46" Max) or (4.73m Max x 2.12m Max)

Good sized double bedroom with window to the front elevation. Built-in storage cupboard. Woodchip wallpaper. Carpeted floors.

Bathroom (7' 5.37" x 5' 9.29") or (2.27m x 1.76m)

Bathroom suite comprising of bath, W.C and wash hand basin. Window to rear elevation. Painted walls. Vinyl flooring.

Garden

Externally the property is set within private garden grounds that are mainly laid to grass. There is a hedge to the front and side of the property providing privacy. The rear garden has raised beds for growing vegetables and also hosts an integral store, metal shed and container for storage. 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			(69-80) C		
(55-68) D		60	(55-68) D		
(39-54) E			(39-54) E		47
(21-38) F	31		(21-38) F	27	
(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.