



12 Creag An Iolaire, Portree, Isle of Skye, IV51 9HN
Offers Over £185,000

12 Creag An Iolaire, Portree, Isle of Skye, IV51 9HN

12 Creag An Iolaire is a well presented two bedroom end of terrace bungalow set within in a quiet residential area of Portree located within walking distance of the village and all amenities on offer.

- End of Terrace Bungalow
- Two Bedrooms
- Oil Fired Central Heating
- Private Garden Grounds
- Off Street Parking
- Central Location
- Walk-In Condition

Services

Mains Electric, Mains Drainage, Mains Water

Tenure

Freehold

Council tax

Band D

Property Description

12 Creag An Iolaire is a delightful two bedroom end of terrace property located in a quiet residential area of Portree. The property is one of a number of similar properties in the area located within walking distance from the town centre of Portree and all amenities on offer and would make a fantastic first time buyers property or comfortable family home.

The accommodation within is set out over one level and comprises of; entrance vestibule, hall, lounge, kitchen, rear porch, two double bedrooms and bathroom. The property further benefits from double glazing, oil fired central heating and ample built in storage space. The property has been well maintained by the current owners and is presented in walk-in condition.

Externally the property is set within a large corner plot. The garden grounds are fully enclosed and mainly laid to grass. There is also a timber shed in the rear garden. Ample off street parking is available on the driveway to the side of the property.

12 Creag An Iolaire would make an ideal family home or a great first time buyer opportunity.

The furniture may be available by separate negotiation.



Entrance Vestibule (2' 11.43" x 4' 6.72") or (0.90m x 1.39m)

A half glazed timber door grants access into the vestibule. Painted in neutral tones. Carpeted. Frosted glazed door to hallway.

Hallway (13' 8.96" Max x 5' 4.96" Max) or (4.19m Max x 1.65m Max)

Hallway providing access to lounge, two double bedrooms and bathroom. Two large built-in storage cupboards (one housing the hot water tank). Loft access hatch. Carpeted. Painted in neutral tones.

Lounge (16' 4.85" Max x 11' 2.25" Max) or (5.00m Max x 3.41m Max)

Spacious lounge with window to the front elevation. Fireplace with tile surround and hearth. Space for dining table and chairs. Access to hallway and kitchen. Carpeted. Painted in neutral tones.

Kitchen (10' 9.53" x 9' 1.84") or (3.29m x 2.79m)

Modern fitted kitchen with a good range of wall and base

units with contrasting worktop over. Integrated electric oven and hob with extractor hood. Stainless steel sink and drainer. Space for white goods. Dual aspect with windows to rear and side elevations. Tile splashback. Painted in neutral tones. Laminate flooring. Access to rear porch and lounge.

Rear Porch (4' 6.33" x 3' 4.55") or (1.38m x 1.03m)

Rear porch accessed via a half glazed timber door to the side elevation. Dual aspect with windows to the rear and side elevations. Consumer unit housing. Painted in neutral tones. Laminate flooring.

Bedroom 1 (12' 6.39" x 8' 7.15") or (3.82m x 2.62m)

Generous double bedroom with window to the rear elevation. Built-in wardrobes. Painted in neutral tones. Carpeted.

Bedroom 2 (10' 2.05" x 8' 7.94") or (3.10m x 2.64m)

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

Bathroom (8' 5.18" x 4' 11.45") or (2.57m x 1.51m)

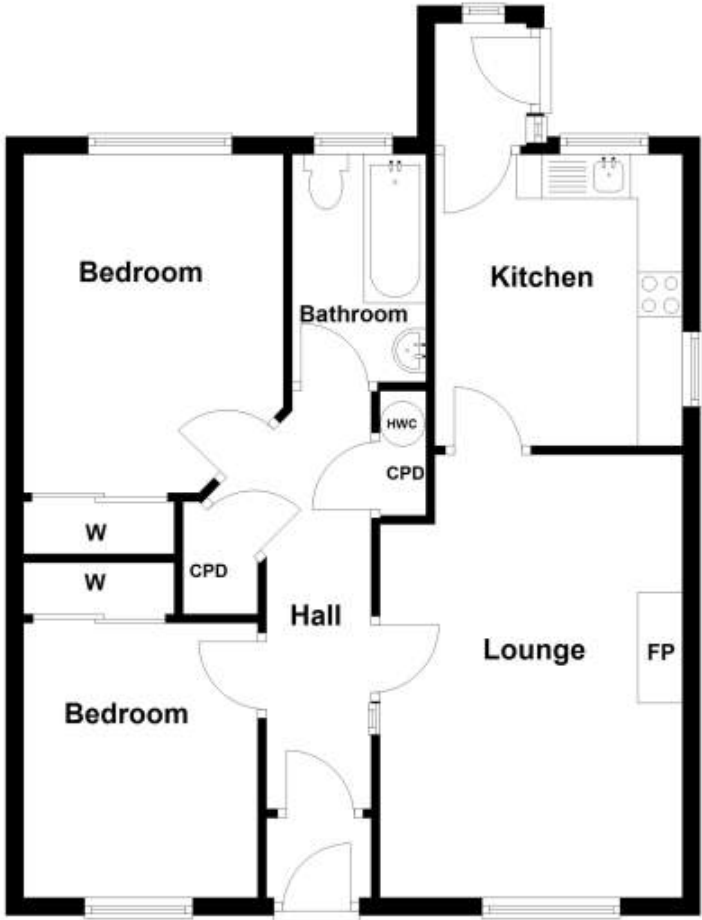
Bathroom suite comprising W.C., wash hand basin and bath with electric shower over. Frosted window to rear elevation. Tiled splash back. Painted in neutral tones. Vinyl flooring. Extractor fan.

Garden

Externally the property is set within generous sized garden grounds. The neat and well maintained gardens are mainly laid to grass with ample off street parking provided on the driveway. The rear garden hosts a timber shed providing additional storage.



Ground 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		71	(69-80) C		
(55-68) D	61		(55-68) D	57	65
(39-54) E			(39-54) E		
(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.