



2 Fladda Crescent, Portree, Isle of Skye, IV51 9TA  
Offers Over £220,000

# 2 Fladda Crescent, Portree, Isle of Skye, IV51 9TA

2 Fladda Crescent is a beautifully presented three bedroom semi-detached bungalow set within in a quiet residential area of Portree located within walking distance of the village and all amenities on offer.

- Semi-Detached Bungalow
- 3 Bedrooms
- Central Location
- Ideal Family Home
- Air Source Heating
- Off Street Parking
- Walk-in Condition
- Private Garden Grounds

## Services

Mains Electric, Mains Drainage, Mains Water.  
Air Source Heat Pump.

## Tenure

Freehold

## Council tax

Band D

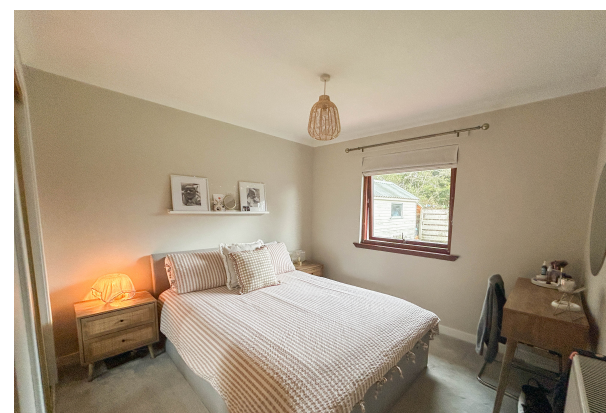
## Property Description

2 Fladda Crescent is a bright and spacious three bedroom semi-detached property located in a quiet residential area of Portree. The property has recently undergone a number of improvement works with the instillation of an air source heat pump and a newly fitted shaker style kitchen. The property is presented in walk-in condition boasting contemporary décor throughout.

The accommodation within is set out over one level and comprises of; entrance vestibule, hallway, lounge, kitchen, rear vestibule, bathroom and three bedrooms. The property further benefits from double glazing, air source heat pump and ample built in storage space.

Externally the property is set within neat and well maintained garden grounds which are mainly laid to lawn to the front and rear. There is also a timber shed in the rear garden with private parking available on the driveway to the side of the property.

2 Fladda Crescent would make an ideal family home or a great first time buyer opportunity and must be viewed to appreciate the standard of accommodation on offer.



**Entrance Vestibule (4' 10.66" Max x 5' 6.14" Max) or (1.49m Max x 1.68m Max)**

Welcoming vestibule accessed via a glazed panel UPVC door to the front elevation. Half glazed door through to hallway. Painted in neutral tones. Laminate flooring.

**Hallway (12' 7.97" Max x 7' 6.55" Max) or (3.86m Max x 2.30m Max)**

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

**Lounge (17' 8.6" Max x 14' 2.47" Max) or (5.40m Max x 4.33m Max)**

Bright and spacious lounge with a bay window to the front elevation. Space for dining table and chairs. Doors providing access the kitchen and hallway. Painted in neutral tones. Laminate flooring.

**Kitchen (9' 10.11" x 10' 5.98" ) or (3.00m x 3.20m)**

Recently fitted Wren shaker kitchen with a good range of wall and base units with contrasting worktop over. White composite sink and drainer. Tile splash back. Integrated Neff dishwasher and AEG electric double oven and hob with extractor over. Window to rear elevation. Opening to rear vestibule and door to lounge. Laminate flooring. Painted in neutral tones.

**Rear Vestibule (5' 2.6" x 3' 2.58" ) or (1.59m x 0.98m)**

Half glazed timber door to rear elevation. Painted in neutral tones. Laminate flooring.

**Bedroom 1 (12' 1.28" Max x 10' 1.65" Max) or (3.69m Max x 3.09m Max)**

Generous size double bedroom with window to the rear elevation. Built-in mirrored wardrobes housing the consumer unit. Painted in neutral tones. Carpeted.

**Bedroom 2 (11' 2.25" Max x 10' 1.65" Max) or (3.41m Max x 3.09m Max)**

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

**Bedroom 3 (9' 10.11" Max x 6' 7.92" Max) or (3.00m Max x 2.03m Max)**

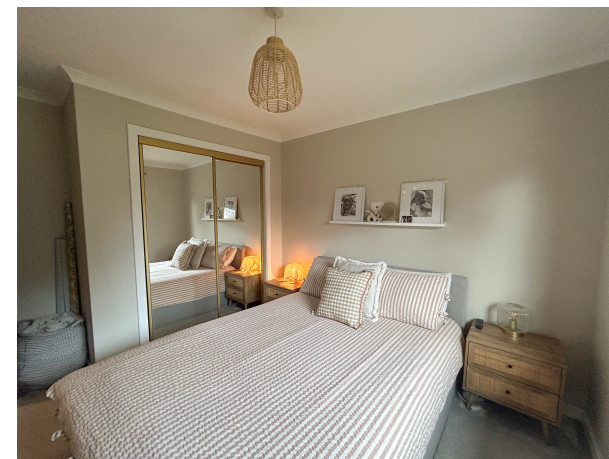
Single bedroom with window to the rear elevation. Built-in mirrored wardrobes. Painted in neutral tones. Carpeted.

**Bathroom (9' 4.6" x 4' 11.45" ) or (2.86m x 1.51m)**

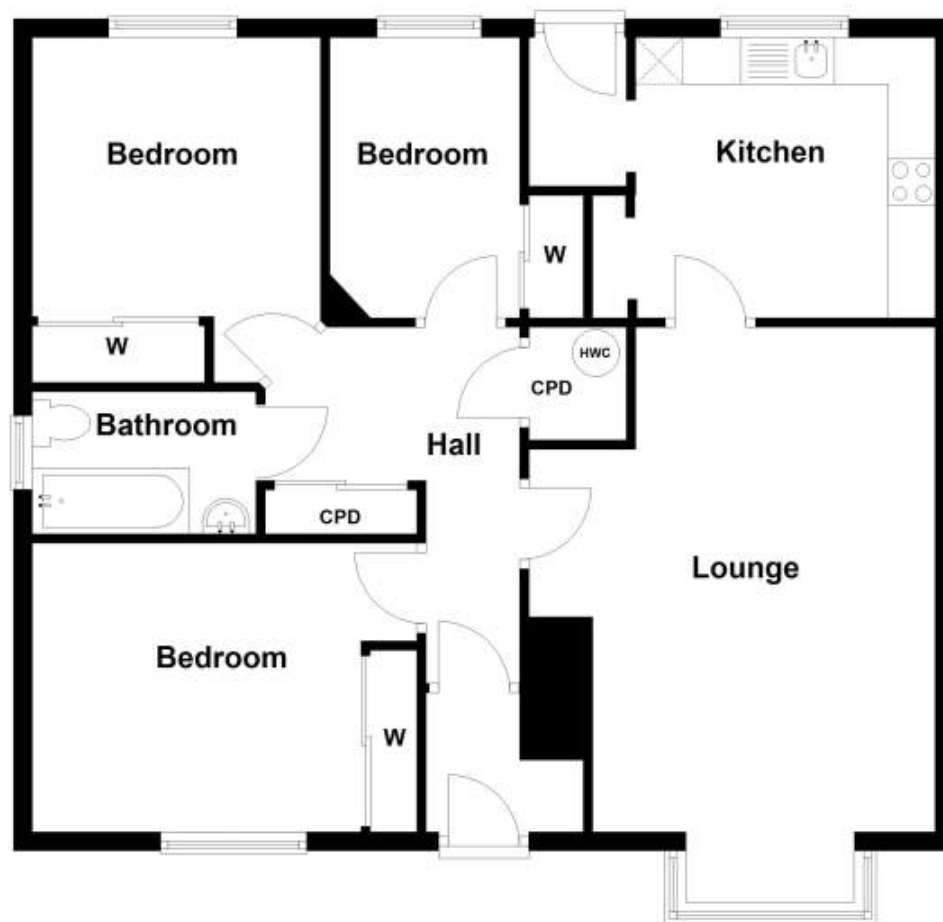
Family bathroom suite consisting of bath with electric shower over, W.C. and wash hand basin. Tile splash back. Frosted window to side elevation. Painted in neutral tones. Vinyl flooring. Extractor fan.

**Garden**

2 Fladda Crescent is set within fully enclosed garden grounds. The neat and well maintained garden is mainly laid to lawn with a wooden decking area to the rear of the property. The rear garden also hosts a wooden garden shed. Private parking for several cars is provided on the driveway to the side of the property.



## Ground Floor



| Energy Efficiency Rating                          |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                                   | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs       |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92+) <b>A</b>                                    |         |           | (92+) <b>A</b>                                                  | 93      | 95        |
| (81-91) <b>B</b>                                  |         | 83        | (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                  | 72      |           | (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                  |         |           | (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                  |         |           | (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                  |         |           | (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                   |         |           | (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs       |         |           | Not environmentally friendly - higher CO <sub>2</sub> 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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.