



Hazeldean, 6 Cruachan Place, Portree, Isle of Skye, IV51 9QA
Offers Over £235,000

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Hazeldean, 6 Cruachan Place is a well presented three bedroom semi-detached home in a popular, quiet residential area of Portree close to the village centre and the amenities on offer there.

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

Services

Mains Electric, Mains Drainage, Mains Water, LPG central heating.

Tenure

Freehold

Council tax

Band D

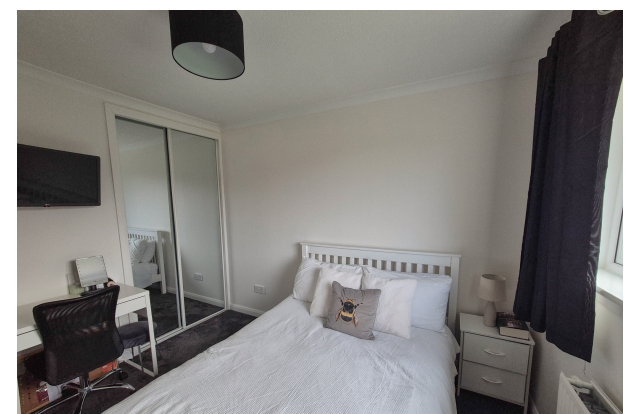
Property Description

Hazeldean, 6 Cruachan Place is a beautifully presented three bedroom semi-detached home in a popular, quiet residential area of Portree close to the village centre and the amenities on offer there. The property has been lovingly maintained by the current owners and is presented in walk-in condition.

The accommodation within is set out over one level and comprises of; entrance vestibule, hallway, sitting room, kitchen/diner, three bedrooms and a shower room. The property further benefits from double glazing, LPG central heating and ample built in storage space. All internal doors are solid oak. The property has also been fitted with interlinked smoke alarms.

Front and rear garden grounds mainly laid to grass with mature shrubs and bushes. The front garden is bordered by a hedge which provides privacy. The rear garden has a decking pad and a small timber storage shed. Parking is provided on the mono-bloc driveway to the side of the property where there is a large timber shed with power and lighting connected. This would make an ideal workshop or could even be converted into home office. The LPG tank is beneath ground in the rear garden.

Hazeldean, 6 Cruachan Place 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' 3.57" x 3' 11.24") or (1.31m x 1.20m)

Accessed via a composite, triple glazed door with frosted panel to side. Laminate flooring. Modern Wallpaper. Access to hallway.

Hallway (16' 2.49" x 3' 11.24") or (4.94m x 1.20m)

Accessed from vestibule via 3/4 glazed oak door. Providing access to all other rooms. Laminate flooring. Painted in modern neutral tones. Two storage cupboards (one with gas boiler).

Sitting room (12' 6.79" x 12' 6.79") or (3.83m x 3.83m)

Large lounge with picture window giving view to rear garden. Tastefully decorated in modern palette. Carpeted. Inset electric fire.

Kitchen (14' 8.38" x 10' 9.13" Max) or (4.48m x 3.28m Max)

Modern kitchen diner with a good range of wall and floor units. Integrated oven and hob with extractor hood over. Single bowl and stainless steel sink and drainer with mixer tap. Subway style tiles at splash back. Pantry/ storage cupboard with consumer unit. Window and upvc door to front garden. Laminate flooring. Painted. Space for white goods. Oak door from hallway.

Bedroom 1 (10' 5.98" x 10' 5.98") or (3.20m x 3.20m)

Beautifully appointed double bedroom with window to front giving view to garden. Oak door. Laminate flooring. Painted and wallpapered. Large fitted wardrobe with three sliding, mirrored doors.

Shower Room (10' 5.98" x 5' 7.32") or (3.20m x 1.71m)

Family shower room comprising W.C, wash hand basin and spacious walk-in shower cubicle with electric shower. LVT (Luxury Vinyl Tile) click flooring. Tiled at shower and basin. Chrome, heated towel rail. Downlights. Extractor fan. Frosted window to front.

Bedroom 2 (12' 5.61" x 9' 4.99") or (3.80m x 2.87m)

Double bedroom with window to rear giving view to garden. Oak door. Carpeted. Painted. Built in wardrobe with mirrored sliding doors.

Bedroom 3 (12' 6.79" x 6' 9.89") or (3.83m x 2.08m)

Single bedroom with window to rear giving view to garden. Carpeted. Painted in a modern neutral palette. Built in wardrobe with oak door.

Garden

Front and rear garden grounds mainly laid to grass with mature shrubs and bushes. The front garden is bordered by a hedge which provides privacy. The rear garden has a decking pad and a small timber storage shed. Parking is provided on the mono-bloc driveway to the side of the property where there is a large timber shed with power and lighting connected. This would make an ideal workshop or could even be converted into home office.



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		82
(69-80) C			(69-80) C	77	
(55-68) D	58	68	(55-68) D		
(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.