



4 York Drive, Portree, Isle of Skye, IV51 9EB
Offers Over £175,000

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An immaculately presented two bedroom semi detached, first floor flat with views over Portree towards the Cuillin mountains. Number 4 York Drive is located close to the centre of Portree and is ideally positioned to take advantage of all the local amenities and facilities the village has to offer.

- First Floor Flat
- Two Double Bedrooms
- LPG Gas Central Heating
- Central Location
- Views of the Cuillins and Portree Bay
- Private Rear Garden
- Ideal First Time Buyers Property

Services

Mains Electric, Mains Drainage

Tenure

Freehold

Council tax

Band B

Property Description

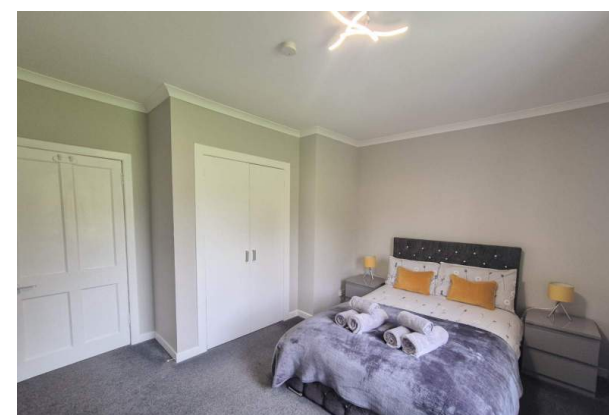
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4 York Drive is a bright and spacious two bedroom first floor flat located in a quiet residential area of Portree, ideally situated within walking distance of all the amenities the village has to offer. Set in an elevated position the property boasts stunning views across Portree towards the Cuillin mountain range.

The accommodation is set over one level and comprises of : entrance vestibule, utility area/store room, hallway, lounge, kitchen, shower room and two double bedrooms. The property further benefits from ample built in storage, LPG central heating and UPVC double glazing. The property has been well maintained by the current owners and is presented in walk in condition with spacious living accommodation finished in contemporary tones.

Externally the property has an enclosed rear garden laid to grass with a timber shed with power connected. Number 4 York Drive would make an ideal home for a first time buyer or a holiday letting property. Viewing is highly recommended to fully appreciate what is on offer.

The property currently operates as a highly successful holiday property and all of the furniture may be available by separate negotiation.



Entrance Vestibule (7' 2.22" x 4' 4.76") or (2.19m x 1.34m)

Spacious entrance vestibule at rear of property. Half-glazed, frosted UPVC door. Window to rear. Vinyl flooring. Painted. Door to stairs to upper level. Access to large utility cupboard with space for washing machine and gas boiler. Hanging rail for jackets.

Hallway (7' 1.04" Max x 6' 9.1" Max) or (2.16m Max x 2.06m Max)

Hallway providing access to all rooms. Painted in a modern, neutral tone. Carpeted. Loft hatch. Skylight at top of stair allowing natural light to fill the hall.

Lounge/diner (12' 6" Max x 15' 1.5" Max) or (3.81m Max x 4.61m Max)

Large lounge/diner with window to front boasting beautiful views over Portree towards the bay, Ben Tianavaig and the Cuillins. Decorated in modern, neutral tones. Carpeted.

Kitchen (6' 10.28" Max x 13' 2.66" Max) or (2.09m Max x 4.03m Max)

Modern, fitted kitchen with a good range of wall and floor units. Free standing cooker and dish washer. Single bowl stainless steel sink and drainer. Tiled behind sink and cooker. Vinyl flooring. Painted. Window to front affording views over Portree towards Ben Tianavaig, the bay and the Cuillins.

Bedroom 1 (12' 9.15" Max x 13' 3.05" Max) or (3.89m Max x 4.04m Max)

Large, king-size bedroom with built in wardrobe and storage cupboard. Window to rear with view over garden. Carpeted and painted in a modern neutral tone.

Bedroom 2 (12' 7.97" x 9' 3.02") or (3.86m x 2.82m)

Double bedroom with window to rear giving a view to the garden. Carpeted and painted in a modern, neutral tone.

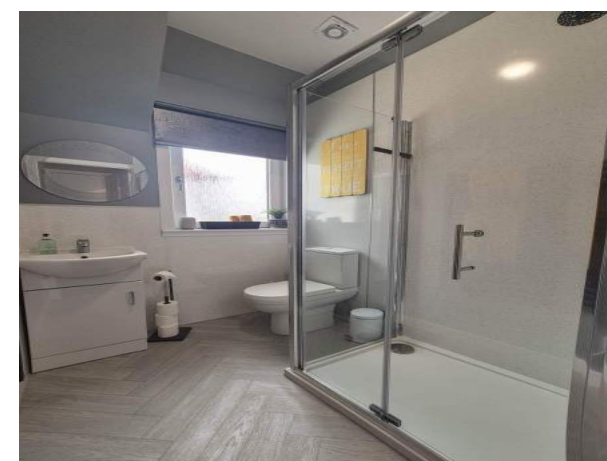
Shower Room (6' 4.77" Max x 4' 11.84" Max) or (1.95m Max x 1.52m Max)

Bright, modern shower room comprising W.C., vanity wash hand basin and shower cubicle with mains shower. Heated towel rail. Wet wall at shower, W.C. and basin. Painted. Vinyl flooring. Frosted window to side.

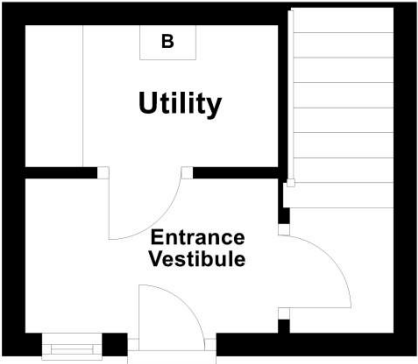
Garden

Neatly kept garden to rear of property which is laid to grass. Timber shed with power. Gated access from Stormy Hill. LPG tank. Views towards Portree bay and the Cuillins.

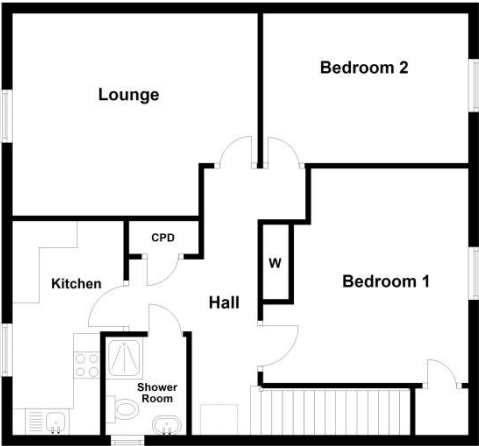
The property has a dedicated parking space to the front and steps lead from the street to property.



Ground Floor



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			(69-80) C	69	78
(55-68) D		64	(55-68) D		
(39-54) E	53		(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 (CO ₂) emissions. The higher the rating the less impact it has on the environment.		