



Staffin Road, Portree, Isle of Skye, IV51 9HS
Offers Over £310,000

ISLE OF SKYE
ESTATE AGENCY

Staffin Road, Portree, Isle of Skye, IV51 9HS

Riverbank is a beautifully presented four bedroom property situated in a highly desirable location within walking distance of Portree town centre and all the amenities on offer.

- Detached House
- Four Bedrooms (2 en-suite)
- Oil Fired Central Heating
- Central Location
- Ideal Family Home
- Private Garden Grounds
- Walk-In Condition

Services

Mains Electric, Mains Drainage, Mains Water

Tenure

Freehold

Council tax

Band D

Property Description

Riverbank is a substantial detached property ideally positioned close to the centre of Portree. The property has been well maintained by the current owner and is presented in walk in condition boasting contemporary décor throughout.

The generous accommodation within is spread over two floors with the lower level consisting of an entrance vestibule, lounge, kitchen, utility room, bathroom and two double bedrooms. The first floor comprises a landing and two double en-suite bedrooms. The property further benefits from UPVC double glazing, oil fired central heating and ample built-in storage throughout.

Externally the property is set within low maintenance garden grounds. There is a lawn area to the side of the property which is planted with established trees, shrubs and bushes. Off street parking is available to the front of the property on the gravel driveway. The garden grounds offer the potential for development and full planning permission was granted under planning reference 16/04837/FUL on 8th March 2017. Details are available from Highland Council at www.highland.gov.uk/wam using the planning reference, or on request via the Isle of Skye Estate Agency.

Riverbank will make a stunning family home and viewing is highly recommended to appreciate the size and standard of accommodation on offer.



Entrance Vestibule (4' 5.94" x 2' 11.83") or (1.37m x 0.91m)

A half glazed UPVC door to the front elevation grants access into the vestibule. Painted in neutral tones. Laminate flooring. 18 pane glass door to lounge.

Lounge (17' 6.24" Max x 15' 3.86" Max) or (5.34m Max x 4.67m Max)

Spacious dual aspect lounge with windows to the front and side elevations. Built in under stairs storage cupboard. Access to hallway and kitchen with stairs leading to the first floor. Painted in neutral tones. Laminate flooring.

Kitchen (15' 2.28" x 9' 8.93") or (4.63m x 2.97m)

Modern, newly fitted kitchen with a good range of white gloss wall and base units with breakfast bar. Integrated dishwasher, fridge freezer, microwave, oven and hob with extractor hood over. Composite sink and drainer. Windows to the rear elevation. Painted in neutral tones. Laminate flooring. Door to utility room.

Utility Room (6' 6.74" x 6' 11.46") or (2.00m x 2.12m)

Utility room with half glazed UPVC door to side elevation. Space for white goods. Built in storage cupboard housing the oil boiler. Consumer unit housing. Painted in neutral tones. Laminate flooring.

Hallway (9' 4.99" x 3' 2.58") or (2.87m x 0.98m)

Hallway providing access to two double bedrooms, bathroom and lounge. Painted in neutral tones. Laminate flooring.

Bedroom 2 (12' 4.03" Max x 11' 9.34" Max) or (3.76m Max x 3.59m Max)

Generous size double bedroom with window to the front elevation. Built in storage cupboard. Painted in neutral tones. Laminate flooring.

Bedroom 3 (10' 7.56" x 9' 9.32") or (3.24m x 2.98m)

Double bedroom with window to the rear elevation. Large walk-in storage cupboard. Painted in neutral tones. Laminate flooring.

Bathroom (6' 7.53" Max x 6' 2.02" Max) or (2.02m Max x 1.88m Max)

Family bathroom comprising of corner bath, shower cubical with mains shower, W.C., and wash hand basin. Frosted window to side elevation. Tile splash back. Painted in neutral tones. Vinyl flooring. Extractor fan.

Landing (15' 1.1" Max x 2' 11.43" Max) or (4.60m Max x 0.90m Max)

Landing with Velux window to rear elevation. Built in storage cupboard. Access to two en-suite bedrooms. Carpeted. Painted in neutral tones.

Master Bedroom (17' 6.24" Max x 13' 5.81" Max) or (5.34m Max x 4.11m Max)

Spacious dual aspect master bedroom with windows to the front and side elevations. Walk-in mirrored wardrobes. Door to en-suite. Carpeted. Painted in neutral tones.

En Suite (8' 5.57" Max x 3' 2.98" Max) or (2.58m Max x 0.99m Max)

En-suite shower room comprising W.C., wash hand basin and shower enclosure with mains shower. Velux window to rear elevation. Extractor fan. Painted in neutral tones. Vinyl flooring.

Bedroom 4 (13' 9.35" Max x 12' 4.03" Max) or (4.20m Max x 3.76m Max)

Good size double bedroom with windows to the front and side elevations. Built-in storage cupboards (one housing the hot water tank). Door to en-suite. Carpeted. Painted in neutral tones.

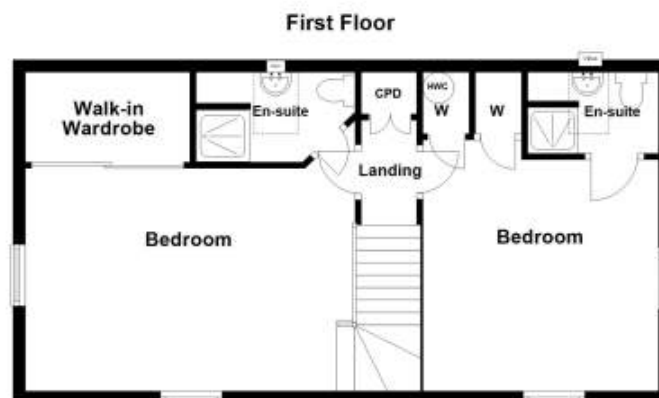
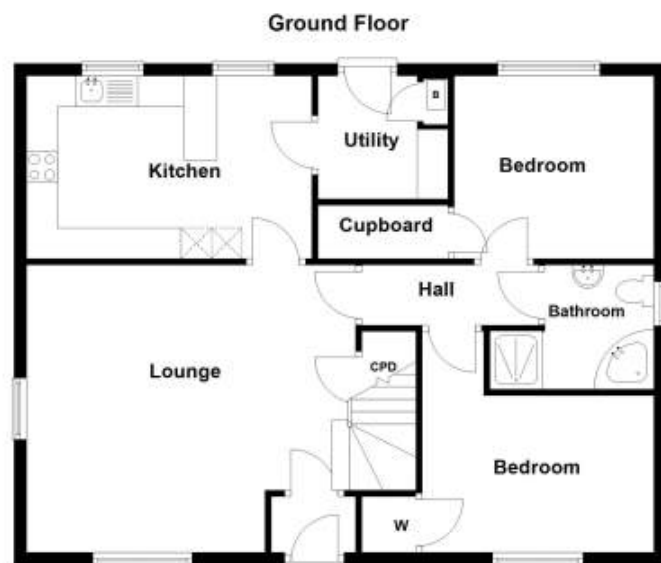
En Suite (6' 9.1" Max x 4' 5.54" Max) or (2.06m Max x 1.36m Max)

En-suite shower room comprising W.C., wash hand basin and shower enclosure with electric shower. Velux window to rear elevation. Extractor fan. Painted in neutral tones. Vinyl flooring.

Garden

Riverbank is set within a sizeable garden plot. Ample parking is provided to the front of the property on the gravel driveway. Located to the side of the property is a lawned area which is planted with established trees, shrubs and bushes, this area has been granted full planning permission for the erection of a dwelling house under planning reference 16/04837/FUL.





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	78	(69-80) C		72
(55-68) D			(55-68) D	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.