



**Creag Nam Meann, 2 Tianavaig Place, PORTREE, IV51 9PY**

**Offers Over £275,000**

**REF: 60889**







Located in a quiet residential area in the highly popular town of Portree on the famous misty Isle of Skye, this spacious, three-bedroom bungalow enjoys an elevated position taking full advantage of the views towards The Cuillins. The bungalow is within easy walking distance to all the excellent facilities on offer in the town and surrounding area. The property, which is in need of some modernisation, currently benefits from double glazing and electric heating complemented by an open fire in the lounge. With ample storage and well-proportioned rooms, this property represents a very comfortable family home.

Viewing is highly recommended to fully appreciate the potential this bungalow has to offer and desirable location.

The accommodation consists of: an entrance vestibule with large cloak cupboard; inner hallway with two store cupboards and access to the attic which is not floored; front facing lounge with views towards the Cuillin Hills and surrounding area, with an open fire providing a welcoming focal point; dining room with store cupboard; kitchen with ample room for informal dining; utility room with door giving access to the side of the property; shower room comprising a WC, wash hand basin and mains fed shower; bathroom with three piece suite; three double bedrooms all with fitted storage.

The garden area surrounding the property is mainly laid to grass with some mature shrubs and bushes. A driveway to the front of the property provides off-street parking and leads to the single garage which has power, light and up & over door.

The property is within easy walking distance of Somerled Square and the excellent facilities in Portree High Street which include a supermarket, bank, butcher, baker, various hotels and restaurants along with a small range of retail outlets. Portree also has a cottage hospital, community centre, library and swimming pool. Both primary and secondary education are also available within walking distance. The area is also a highly popular tourist destination with an excellent range of outdoor activities available on your doorstep.

Inverness, the main business and commercial centre in the Highlands is approximately 110 miles away and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.

<b>Entrance vestibule</b>	<b>1.76m x 1.76m (5'9 x 5'9)</b>	<b>Bedroom 1</b>	<b>2.90m x 2.88m (9'6 x 9'5)</b>
<b>Kitchen</b>	<b>3.65m x 3.01m (12'0 x 9'11)</b>	<b>Bedroom 2</b>	<b>3.97m x 3.03m (13'0 x 9'11)</b>
<b>Utility</b>	<b>2.41m x 1.73m (7'11 x 5'8)</b>	<b>Bedroom 3</b>	<b>4.14m x 2.92m (13'6 x 9'6)</b>
<b>Dining room</b>	<b>3.72m x 2.83m (12'2 x 9'3)</b>	<b>Shower room</b>	<b>2.99m x 1.68m (9'9 x 5'6)</b>
<b>Lounge</b>	<b>5.41m x 4.82m (17'9 x 15'9)</b>	<b>Bathroom</b>	<b>3.01m x 1.72m (9'11 x 5'8)</b>



**General**

All floor coverings and light fittings are included in the asking price.

**Services**

Mains water, drainage and electric.

**Council Tax**

Council Tax Band E

**EPC Rating**

F

**Post Code**

IV51 9PY

**Entry**

By mutual agreement.

**Viewing**

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

**Reference**

EC/JD/ROSS0661/3

**Price**

Offers Over £275,000

**Directions**

As you enter the town of Portree, turn left to Somerled Square, passing the Bank on your left. Turn left continuing up the hill, taking 3rd on your right into Blaven Road, Tainavaig is on your left with the property on your right.

If you are thinking of selling your property, we offer a FREE Valuation.

Please call our Property Department on 01463 235559 for further details.

