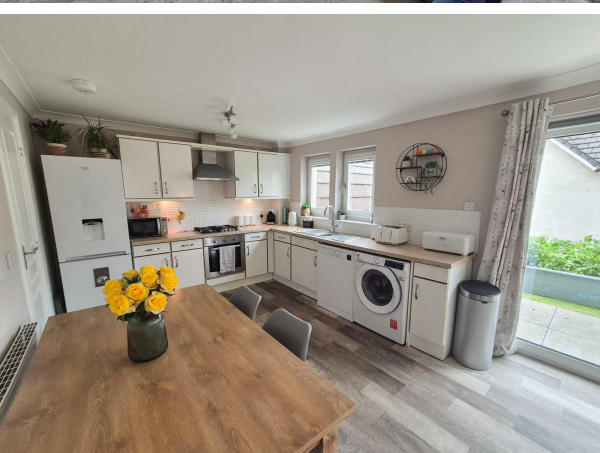




Rathad Nan Ciobairean, Portree, Isle of Skye, IV51 9TQ
Offers Over £305,000

Rathad Nan Ciobairean, Portree, Isle of Skye, IV51 9TQ

1 Rathad Nan Ciobairean is a modern family home located in a popular residential area of Portree, conveniently located a short walk from the centre of Portree. The property has been well maintained by the current owners and offers spacious family living. Presented in walk-in condition, and decorated in contemporary tones throughout, features include LPG gas central heating, double glazing and private garden grounds. To the side of the property is a successfully run self catering pod.

- Modern Detached House
- Private Garden Grounds
- Close to Local Amenities
- Ideal Family Home
- Self Catering Pod
- Walk-in Condition
- Integral Garage

Services

Mains Electric, Mains Drainage, Mains Water

Tenure

Freehold

Council tax

Band E

Property Description

1 Rathad Nan Ciobairean is a modern family home located in a popular residential area of Portree, conveniently located a short walk from the centre of Portree. The property has been well maintained by the current owners and offers spacious family living. Presented in walk-in condition, and decorated in contemporary tones throughout, features include LPG gas central heating, double glazing and private garden grounds. To the side of the property is a successfully run self catering pod.

The accommodation within is set out over two floors with the ground floor consisting of entrance hallway, cloakroom, kitchen diner and lounge. A staircase leads to the upper floor landing which provides access to three double bedrooms (1 en-suite) and a family bathroom. The loft has been partly floored.

Externally the property sits within beautifully kept garden grounds which are mainly laid to lawn with a paved patio area to the rear. The block paved driveway to the front of the property provides off street parking for up to 6 cars. There is also an integral single car garage to the side of the property. There is a log store and timber shed with power and lighting.

A self catering holiday pod sits to the side of the property and will provide the new owner with a ready-made business opportunity or home office.

1 Rathad Nan Ciobairean offers an opportunity to purchase a family home in a central location and must be viewed to fully appreciate the standard of accommodation on offer.



Entrance Hall (17' 4.66" x 3' 1.8") or (5.30m x 0.96m)
Bright, welcoming entrance hall providing access to lounge, dining kitchen, cloakroom and stair to upper floor. LVT flooring. Painted in modern, neutral tones. Double glazed, half frosted, UPVC door.

Lounge (13' 10.14" x 13' 4.63") or (4.22m x 4.08m)
Beautifully appointed lounge with window to front elevation and multi-fuel stove with slate hearth. Carpeted. Painted in a modern, neutral tone.

Kitchen/Diner (22' 4.9" x 10' 3.62") or (6.83m x 3.14m)
Bright spacious kitchen diner with windows and patio doors to the rear elevation. Modern fitted kitchen with a good range of wall and base units with contrasting worktop over. Stainless steel one and a half bowl sink and drainer. Integrated electric oven and 4-ring gas hob with extractor hood over. Large built-in pantry cupboard. Tiled splashback. Painted in neutral tones. LVT flooring.

Cloakroom/w.c (5' 2.2" x 3' 5.34") or (1.58m x 1.05m)
Cloakroom / WC comprising of toilet and corner wash hand basin. Frosted window to side elevation. LVT flooring. Painted. Tiled at wash hand basin.

Landing (14' 9.16" x 6' 5.17") or (4.50m x 1.96m)
Landing providing access to three bedrooms and family bathroom. Carpeted. Painted. Windows to side. Loft hatch.

Master Bedroom (10' 7.56" x 13' 10.93") or (3.24m x 4.24m)
Spacious, king size bedroom with window to side elevation. Carpeted. Painted. Built in double wardrobe with bi-fold doors. Access to ensuite shower room.

Master En-suite (7' 1.83" x 3' 11.64") or (2.18m x 1.21m)
En suite shower room comprising walk-in shower cubicle with mains powered shower and vanity wash hand basin and toilet. Frosted window to side elevation. Wet wall at shower and vanity splash back. Ladder-style heated towel rail. Extractor fan.

Bedroom 2 (13' 9.35" x 10' 10.71") or (4.20m x 3.32m)
Large double bedroom with window to front elevation. Carpeted. Painted. Built in wardrobe.

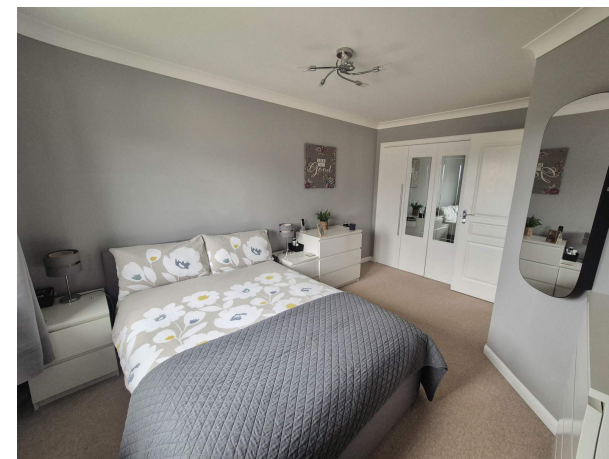
Bedroom 3 (11' 9.73" x 8' 9.51") or (3.60m x 2.68m)
Double bedroom with window to front elevation. Carpeted. Painted in a neutral tone. Large double bedroom. Cupboard with hot water cylinder.

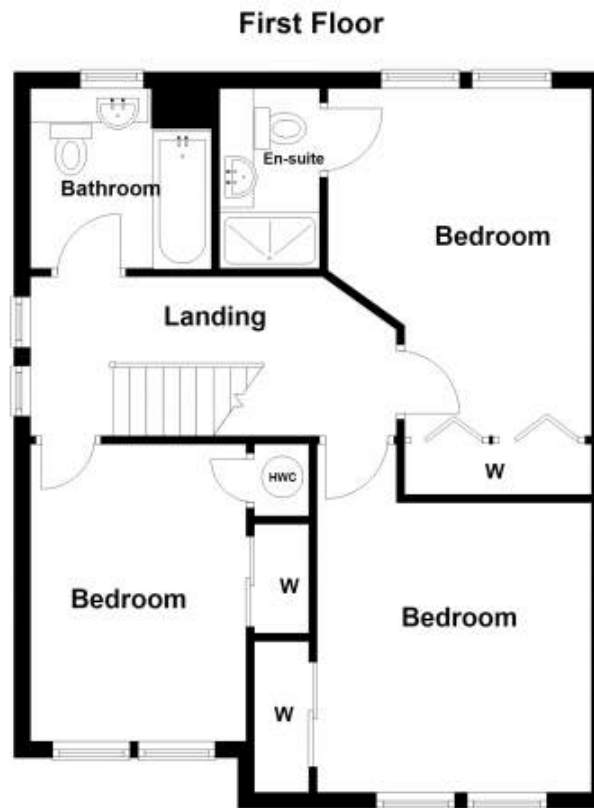
Bathroom (7' 2.22" x 7' 2.22") or (2.19m x 2.19m)
Modern family bathroom comprising vanity W.C & wash hand basin and bath with mains shower over. Frosted window to rear elevation. Wet wall at bath. Tiled at wash hand basin. Chrome heated towel rail. Extractor.

Garage (17' 3.09" x 8' 6.76") or (5.26m x 2.61m)
Integral garage with up-and-over door to front. Consumer unit, power and LPG boiler.

Garden
The front garden comprises of an mono-bloc driveway providing parking for two cars with a neatly kept area of land to the side. A path leads to the side of the property where a log store and shed are located. The private rear garden is mainly laid to lawn and has a sheltered seating area. To the other side of the property is a gate leading to the self catering pod.

Self-Catering Pod (17' 11.75" x 9' 0.66") or (5.48m x 2.76m)
The fully furnished self catering pod comprises a seating area, sleeping area with double bed, a kitchen area with fridge, microwave and a ceramic Butler's sink. The shower room has a W.C., vanity wash hand basin and mains powered shower. Accessed via a gate the pod is private and has a terraced area to the front.





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	76	79
(55-68) D	61	67	(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.