



2 Rathad Nan Ciobairean, Portree, Isle of Skye, IV51 9TQ  
Offers Over £285,000

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

2 Rathad Nan Ciobairean (Shepherd's Road) is an immaculately presented detached four bedroom property located close to the centre of Portree and all amenities the Village has to offer.

- Modern Detached House
- Three Bedrooms (1 en-suite)
- Ideal Family Home
- Close to Local Amenities
- Walk-In Condition
- LPG Gas Central Heating
- Integral Garage
- Private Garden Grounds

## Services

Mains Electric, Mains Drainage, Mains Water

## Tenure

Freehold

## Council tax

Band E

## Property Description

2 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 offering spacious family living which is presented in walk-in condition decorated in contemporary tones throughout. Features include LPG gas central heating, double glazing and private garden grounds.

The bright and airy accommodation within is set out over two floors with the ground floor consisting of entrance hallway, cloakroom, kitchen diner and lounge. The staircase leads to a landing granting access to three double bedrooms (1 en-suite) and family bathroom.

Externally the property sits within neat and well maintained 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 provided off street parking for two cars. There is also an attached single car garage to the side of the property.

2 Rathad Nan Ciobairean presents a wonderful opportunity to purchase a lovely family home and must be viewed to fully appreciate the standard of accommodation on offer.



**Entrance Hall (17' 4.27" Max x 3' 2.19" Max) or (5.29m Max x 0.97m Max)**

Entrance hallway accessed via a UPVC half glazed door to the side elevation. Access to Kitchen diner, lounge and cloakroom with carpeted stairs leading to the first floor. Painted in neutral tones. Vinyl flooring.

**Lounge (13' 6.99" x 13' 4.63" ) or (4.14m x 4.08m)**

Bright and spacious lounge with three windows to the front elevation. Feature fireplace. Painted in neutral tones. LVT flooring.

**Kitchen/Diner (22' 4.11" Max x 10' 4.02" Max) or (6.81m Max x 3.15m Max)**

Large, bright kitchen diner with windows and patio doors to the rear elevation. Modern fitted kitchen with a large 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 hob with extractor hood over. Built-in pantry cupboard. Tile splashback. Painted in neutral tones. LVT flooring.

**Cloakroom (5' 2.2" x 3' 5.73" ) or (1.58m x 1.06m)**

Cloakroom comprising of WC and wash hand basin. Frosted window to side elevation. Painted walls. Vinyl flooring.

**Landing (14' 7.98" x 6' 4.77" ) or (4.47m x 1.95m)**

Landing granting access to three bedrooms and family bathroom. Two windows to side elevation. Loft access hatch. Painted in neutral tones. Carpeted.

**Master Bedroom (13' 11.32" Max x 10' 8.74" Max) or (4.25m Max x 3.27m Max)**

Master double bedroom with windows to the rear elevation. Currently used as a home office. Built-in wardrobes. Door off to en-suite shower room. Carpeted. Painted in neutral tones.

**En-suite shower room (7' 2.22" x 3' 10.06" ) or (2.19m x 1.17m)**

Modern en suite shower room comprising vanity W.C and wash hand basin with walk-in mains shower. Tiled walls to shower enclosure. Frosted window to rear elevation. Painted walls. Vinyl flooring. Extractor fan.

**Bedroom 2 (13' 8.17" Max x 10' 10.71" Max) or (4.17m Max x 3.32m Max)**

Generous double bedroom with windows to the front elevation. Built-in mirrored wardrobes. Carpeted. Painted in neutral tones.

**Bedroom 3 (11' 10.13" x 8' 8.72" ) or (3.61m x 2.66m)**

Double bedroom with windows to front elevation. Built-in mirrored wardrobes. Built-in cupboard housing the hot water tank. Carpeted. Painted walls.

**Bathroom (7' 1.83" Max x 7' 2.61" Max) or (2.18m Max x 2.20m Max)**

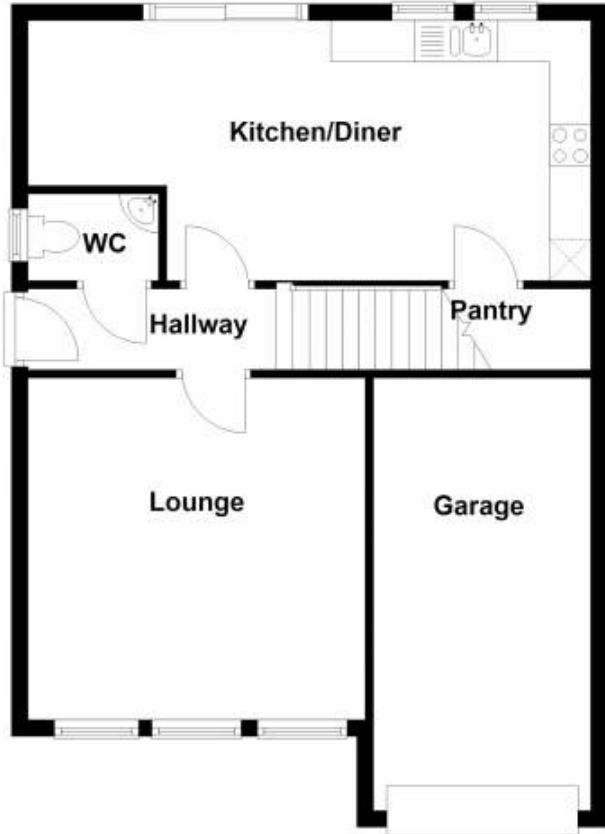
Family bathroom comprising of bath with hand held shower attachment, vanity W.C., and wash hand basin. Frosted window to rear elevation. Tile splashback. Painted in neutral tones. Vinyl flooring.

**Garage (17' 2.3" x 8' 5.97" ) or (5.24m x 2.59m)**

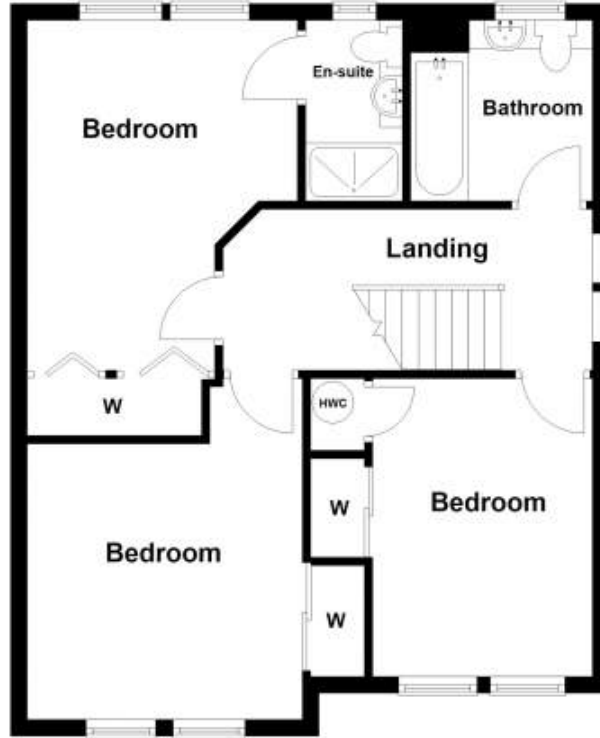
Garage with manual up and over door to the front elevation. Floor units with worktop over. Electricity and light. Boiler housing. Concrete floor. Consumer unit housing.



Ground Floor



First Floor



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>			(92+) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>		70	(69-80) <b>C</b>	76	80
(55-68) <b>D</b>	62		(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>			England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		

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<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.