



4 Stormyhill Terrace, Portree, Isle of Skye, IV51 9DZ
Offers Over £225,000

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4 Stormyhill Terrace is a delightful three bedroom end of terrace property located in a popular residential area in the centre of Portree and is ideally positioned to take advantage of all the local amenities and facilities the village has to offer.

- End of Terrace House
- Three Bedrooms
- Electric Storage Heating
- Central Location
- Ideal Family Home
- Private Garden Grounds
- Off Street Parking

Services

Mains Electric, Mains Drainage, Mains Water

Tenure

Freehold

Council tax

Band B

Property Description

4 Stormyhill Terrace is one of a number of similar properties in the area located within easy walking distance from the town centre of Portree and would make a fantastic family home or first time buyer's property. The property has been well maintained by the current owners and has been extended over the years with an extension to the side along with the attic conversion.

The spacious accommodation within is set over three levels and comprises of entrance hallway, lounge, kitchen diner, utility room, vestibule and shower room on the ground floor with two double bedrooms and bathroom located on the first floor. The second floor attic conversion hosts a third bedroom. The property further benefits from double glazing throughout, electric storage heating and an open fireplace in the lounge.

Externally the property sits within a generous corner plot which is mainly laid to grass with well established shrubs and bushes. The garden is fully enclosed and hosts a timber shed for storage. Ample parking is available on the gravel driveway.

4 Stormyhill Terrace is conveniently positioned for the centre of Portree and would make an ideal purchase for a family or first time buyer. Viewing is highly recommended.



Entrance Hall (13' 7" Max x 8' 4" Max) or (4.13m Max x 2.54m Max)

Entrance hallway accessed via a fully frosted glazed UPVC door to the front elevation. Access to lounge and utility room with carpeted stairs to the first floor. Built-in storage cupboard housing the consumer unit. Carpeted. Wallpapered walls.

Lounge (18' 8" Max x 12' 0" Max) or (5.70m Max x 3.67m Max)

Bright dual aspect lounge with windows to the front and rear elevations. Working fireplace with tile surround, wooden mantle and stone hearth. Carpeted. Painted in neutral tones.

Kitchen/Diner (13' 8" x 11' 8") or (4.16m x 3.56m)

Kitchen fitted with with a large range of wall and base units with contrasting worktop over. Stainless steel sink and drainer. Tiled splashback. Integrated dishwasher, electric oven and 4-ring hob with extractor hood over. Window to the front elevation. Space for dining table and chairs. Vinyl flooring. Painted in neutral tones.

Utility Room (6' 11" x 5' 9") or (2.11m x 1.74m)

Utility room with a small range of wall and base units with worktop over. Stainless steel sink and drainer. Window to rear elevation. Tile splashback. Space for white goods. Built-in storage cupboard. Vinyl flooring. Painted in neutral tones. Half glazed doors to vestibule and entrance hallway.

Vestibule (4' 10" x 5' 10") or (1.48m x 1.77m)

Frosted half glazed UPVC door to side elevation. Access to kitchen, utility room and shower room. Loft access hatch. Vinyl flooring. Painted in neutral tones.

Shower Room (5' 9" x 4' 8") or (1.74m x 1.42m)

Shower room comprising W.C, vanity wash hand basin and corner shower cubical with electric shower. Window to rear elevation. Chrome heated towel rail. Painted walls. Vinyl flooring.

Landing (12' 10" x 2' 10") or (3.91m x 0.87m)

Landing granting access to two bedrooms and bathroom with stairs to second floor. Two built-in storage cupboards. Carpeted. Wallpapered walls.

Bedroom 1 (10' 5" Max x 9' 2" Max) or (3.18m Max x 2.79m Max)

Generous double bedroom with window to the front elevation. Built-in storage cupboard. Carpeted. Painted in neutral tones.

Bedroom 2 (11' 7" Max x 9' 6" Max) or (3.53m Max x 2.89m Max)

Double bedroom with window to the rear elevation. Built-in storage cupboard. Carpeted. Painted in neutral tones.

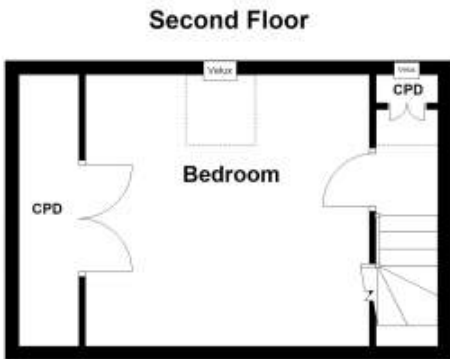
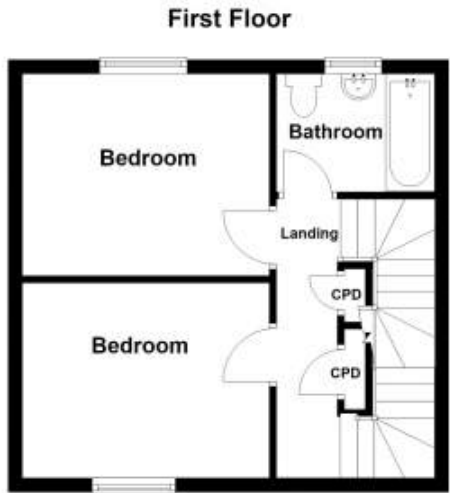
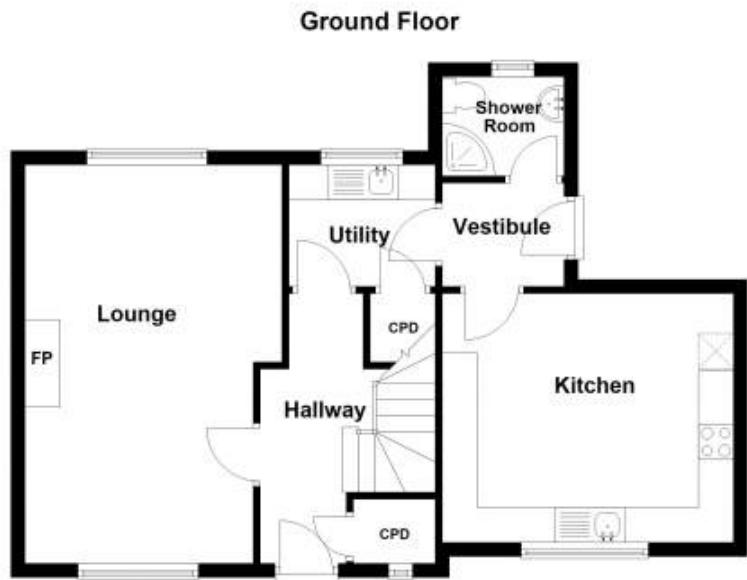
Bathroom (5' 7" x 7' 5") or (1.69m x 2.26m)

Bathroom comprising of W.C, vanity wash hand basin and bath with electric shower over. Frosted window to rear elevation. Tile splashback. Chrome heated towel rail. Painted walls. Vinyl flooring.

Bedroom 3 (13' 3" x 12' 9") or (4.05m x 3.88m)

Attic conversion housing a small landing and spacious double bedroom. Built-in storage cupboards. Velux windows to rear elevation boasting views of Loch Portree and Fingal's Seat. Wallpapered walls. Carpeted.





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		84
(69-80) C			(69-80) C	72	
(55-68) D		67	(55-68) D		
(39-54) E	42		(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.		