



2 Inverarish Terrace, Isle of Raasay, IV40 8NS  
Offers Over £120,000

# 2 Inverarish Terrace, Isle of Raasay, IV40 8NS

2 Inverarish Terrace is a mid-terrace two bedroom property located in a quiet residential area on the picturesque Isle of Raasay.

- Mid-Terrace House
- Two Bedrooms
- Oil Fired Central Heating
- Private Garden Grounds
- On Street Parking
- Sea Views
- Ideal First Time Buyers Property

## Services

Mains Electric, Mains Drainage, Mains Water

## Tenure

Freehold

## Council tax

Band A

## Property Description

2 Inverarish Terrace is located in a quiet street in the main residential area of Raasay. It is one of a small terrace of traditional properties originally built for miners working at the iron mine on the island. After the outbreak of World War One some of the properties were used to house prisoners of war.

The accommodation within is set out over two floors and comprises of entrance porch, W.C, kitchen and lounge on the ground floor with 2 bedrooms and a shower room on the first floor. The property further benefits from UPVC double glazing throughout and oil fired central heating complimented by a wood burning stove in the lounge.

Externally, the property hosts a small rear garden which is laid to grass and hosts a timber shed for storage. Opposite the property is a communal garden and a part share in a block outhouse. On street parking is available on the street to the front of the property.

Located a short drive from the ferry terminal, 2 Inverarish Terrace requires a slight degree modernisation, however, once the work is complete, will make a lovely, cosy home.



**Porch (5' 4.17" Max x 3' 2.58" Max) or (1.63m Max x 0.98m Max)**

A half glazed UPVC external door provides access to the porch. Access to W.C and kitchen. Consumer unit housing. Loft access. V-lined walls and ceiling. Tiled floor.

**W.C (5' 1.42" x 2' 8.28" ) or (1.56m x 0.82m)**

W.C and wash hand basin. Frosted window to front elevation. V-lined walls and ceiling. Tile flooring.

**Kitchen (15' 1.89" Max x 14' 0.5" Max) or (4.62m Max x 4.28m Max)**

Generously sized kitchen which has a window to the front elevation. Fitted with a good range of wall and base units with contrasting worktop over. Integrated dishwasher, fridge, freezer and electric oven with 5 ring gas hob. Butler sink with mixer tap. Tiled at splash back. Stairs leading to the first floor. Access to lounge. Carpeted. Wallpapered.

**Lounge (14' 1.68" Max x 12' 2.46" Max) or (4.31m Max x 3.72m Max)**

Spacious lounge with window to the rear elevation. Fireplace with wood burning stove. Carpeted. Painted. Access to kitchen.

**Landing (6' 4.77" Max x 5' 6.54" Max) or (1.95m Max x 1.69m Max)**

A small landing provides access to two bedrooms and a shower room. Woodchip wallpaper. Carpeted.

**Bedroom 1 (9' 4.2" Max x 11' 1.46" Max) or (2.85m Max x 3.39m Max)**

Good sized double bedroom with two windows to the rear elevations boasting sea views. Built-in wardrobe. Storage cupboard housing the hot water tank. Carpeted. Painted walls.

**Bedroom 2 (10' 0.87" x 10' 2.83" ) or (3.07m x 3.12m)**

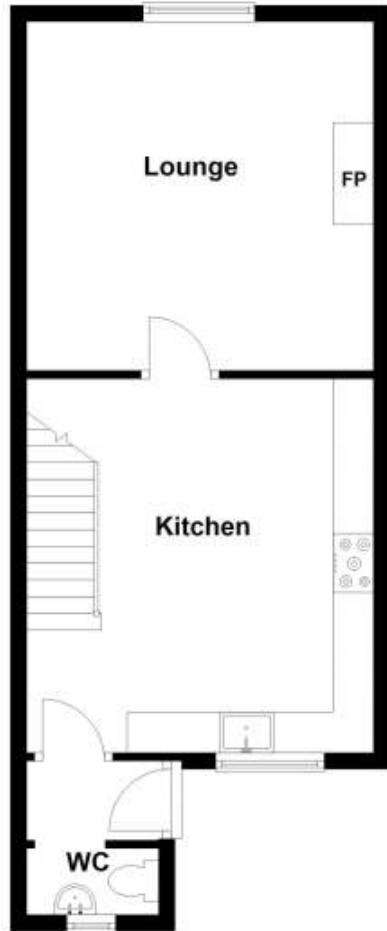
Double bedroom with window to the front elevation. Carpeted. Painted walls.

**Shower Room (7' 4.98" x 5' 6.54" ) or (2.26m x 1.69m)**

Shower Room comprising W.C., wash hand basin and disabled access electric shower. Wet wall at shower. Chrome heated towel rail. Wallpaper. Vinyl flooring.



### 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>		73	(69-80) <b>C</b>		70
(55-68) <b>D</b>	63		(55-68) <b>D</b>	63	
(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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC		<b>England, Scotland &amp; Wales</b>	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<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.