



Sea Shimmer, 4 Treaslane, Portree

Offers Over £360,000



Sea Shimmer

4, Portree

Spacious 3-bed home plus 2-bed holiday let with STL licence, stunning Loch Snizort views, mature gardens, garage, near Portree. Ideal for family living and income potential.

- Council Tax band: C
- Tenure: Freehold
- EPC Energy Efficiency Rating: E
- EPC Environmental Impact Rating: E

- Spacious 5-bedroom 3 ensuite 1.5 storey house
- Self-contained holiday let apartment
- Beautiful loch and mountain views in a peaceful rural location
- Large private & enclosed mature garden grounds
- Within easy reach of local amenities
- STL License in place



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DESCRIPTION:

Located in the small community of Treaslane, Sea Shimmer is a spacious family home with breathtaking views over Loch Snizort to the hills beyond. The ground floor accommodation forms a spacious 3-bedroom (1 ensuite) family home with views to the Loch and gardens. The upper floor of the property is a self-contained apartment with its own private entrance, currently operating as a highly successful Short Term Holiday Let, with a transferrable STL License in place. The apartment has 2-bedrooms, both of which are ensuite, with a lovely spacious open plan living / dining / kitchen area. The apartment was carefully designed to maximise the stunning Loch views from every room. The property is surrounded by beautiful mature gardens providing a high degree of privacy and are fully enclosed. Located close to the main town of Portree, whilst benefitting from the peaceful countryside location. Sea Shimmer is suitable for a wide range of buyers offering a spacious family home, and income potential for anyone looking to work from home as well as further scope for development subject to planning. The property must be viewed to be appreciated.

Call or email RE/MAX Skye today to arrange your viewing appointment.



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PROPERTY COMPRISES:

Ground Floor: Entrance Hallway, Inner Hallway, Kitchen, Bathroom, Lounge, 3 Bedrooms (1 currently used as an office), 1 Ensuite, Rear Porch
Upper Floor: Open Plan Kitchen / Diner / Lounge, 2 Bedrooms, 2 Ensuites

EXTERNAL:

Single Detached Garage with lean to Shed
Timber Shed

DETAILS:

HOME REPORT: Available from RE/MAX Skye

SERVICES: Mains electricity, mains water, drainage to septic tank.

COUNCIL TAX BAND: C

EPC RATING: E (51)

BROADBAND: BT



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LOCATION:

Treaslane is a small peaceful township which has stunning sea views over Loch Snizort to the hills beyond. It is a very rural setting and has an abundance of wildlife, yet it is extremely well placed to explore the whole of the North end of the island in either direction. Only 9 miles away from the islands capital Portree where you will find all main amenities, including two primary schools, Portree Primary (English medium) and Bun Sgoil Ghàidhlig Phort Rìgh with Gaelic medium classes, secondary school, medical centre, a variety of shops including a supermarket, banks, restaurants, swimming pool, library and a small cinema/theatre. A 15-minute drive to the West will take you to the popular village of Dunvegan where there are more local amenities and is home to the World famous Dunvegan Castle. Buses run in both directions to Portree and Dunvegan.

ACCOMMODATION:

Sea Shimmer was built around 1975 and extends to approximately 167m². The property benefits from uPVC double glazed windows and doors throughout. Heating is by way of an oil-fired central heating system to the ground floor supplemented by an open fire in the lounge area, and electric heating to the upper floor. In 2016 the current owners undertook renovation works completed to a high standard to create the modern spacious apartment occupying the whole upper floor which has its own private entrance. The septic tank is located in the rear garden and has a maintenance contract with Scottish Water in place. Interlinked smoke, heat & CO₂ alarm system.



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GROUND FLOOR:

ENTRANCE HALLWAY:

5' 3" x 7' 0" (1.59m x 2.13m)

Frosted half glazed uPVC exterior door, pendant ceiling light, laminate flooring, internal doorbell, access to inner hallway, stairs to upper floor.

INNER HALLWAY:

3' 5" x 20' 6" (1.05m x 6.25m)

(Dimensions at widest point) Timber panel glazed entrance door with privacy blind to ground floor accommodation. Z-shaped hallway, flush-mount ceiling lights, under stair cupboard, linen cupboard, 2 radiators, laminate flooring, access to 3 bedrooms, bathroom, lounge, kitchen, rear porch.



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GROUND FLOOR (CONTINUING):

BEDROOM 1 / STUDY:

11' 9" x 11' 11" (3.59m x 3.63m)

Oak veneer door, window to front elevation with Loch and mountain views, ceiling spotlights, radiator, fitted carpet, access to inner hallway.

ENSUITE BEDROOM:

11' 10" x 10' 6" (3.60m x 3.19m)

Oak veneer door, window to rear elevation, pendant ceiling light, radiator, laminate flooring, access to ensuite.

ENSUITE:

8' 0" x 10' 0" (2.43m x 3.04m)

(Dimensions at widest point and into shower) Timber door, frosted window to rear elevation, ceiling downlights, walk in glass shower enclosure with wet walls, Mira electric shower, WC, pedestal wash hand basin, mirror cabinet with lights over, extractor fan, radiator, Dimplex electric fan heater, vinyl flooring.



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GROUND FLOOR (CONTINUING):

BEDROOM 3:

11' 9" x 8' 0" (3.58m x 2.43m)

Oak veneer door, window to front elevation with Loch and mountain views, ceiling pendant light, radiator, fitted carpet, access to inner hallway.

BATHROOM:

7' 10" x 5' 11" (2.39m x 1.80m)

Oak veneer door, frosted window to rear elevation, ceiling downlights, bath with handheld mixer shower head, wet wall, curtain rail with shower curtain, WC, pedestal wash hand basin, mirrored cabinet with lights over, ladder radiator, LVT flooring. Access to inner hallway.



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GROUND FLOOR (CONTINUING):

REAR PORCH:

3' 4" x 3' 11" (1.01m x 1.20m)

Timber half glazed stable door, frosted half glazed uPVC exterior door to rear elevation, pendant ceiling light, electric meter, consumer unit, laminate flooring.

LOUNGE:

11' 10" x 18' 3" (3.60m x 5.55m)

(Dimensions at widest point) Oak veneer door, window to front elevation with Loch and mountain views, chandelier, open fire with stone surround / wooden mantle over / tiled hearth, TV socket, radiator, laminate flooring, access to inner hallway.



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GROUND FLOOR (CONTINUING):

KITCHEN:

11' 9" x 14' 3" (3.57m x 4.34m)

Half glazed oak veneer door, window to rear and side elevation, ceiling spotlights, range of base and wall units, laminate worktop, stainless steel sink with drainer, gas hob (LPV gas bottles located externally), extractor cooker hood over, tiled splash back, integrated electric oven, space and plumbing for dishwasher, washing machine, tumble dryer, fridge, boiler, space for freestanding tall fridge freezer, space for small table and chairs, radiator, vinyl flooring.



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UPPER FLOOR:

OPEN PLAN LANDING / KITCHEN / SITTING ROOM:

15' 4" x 20' 5" (4.68m x 6.22m)

(Dimensions at widest point) Carpeted stairs rise to upper floor landing, pendant light over stairs, 3 tall Velux windows to front elevation with Loch and mountain views, Velux window to rear elevation, loft hatch, TV socket, ceiling pendant lights to sitting area, space for dining table and chairs, storage cupboards in eaves, electric panel heater, fitted carpet to sitting area, access to 2 bedrooms, Jack and Jill bathroom.

Kitchen area:

Base units, laminate worktop, stainless steel sink with drainer, 2-ring ceramic hob, backsplash, integrated washer / dryer, integrated fridge with freezer compartment, laminate flooring.



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UPPER FLOOR (CONTINUING):

BEDROOM 1:

9' 11" x 15' 7" (3.01m x 4.75m)

(Dimensions at widest point) Timber door, Velux window to front elevation with Loch and mountain views, window to side elevation, flush mount ceiling light, electric panel heater, TV socket, fitted carpet, access to Jack and Jill ensuite bathroom.

JACK & JILL ENSUITE:

5' 0" x 11' 1" (1.52m x 3.38m)

(Dimensions into shower) Timber door, Velux window to rear elevation, flush mount ceiling light, shower cubicle with glass door, wet wall, mains water shower, WC, pedestal wash hand basin, mirror with light over, shaving point, extractor fan, storage cupboard in eaves, electric ladder radiator, laminate flooring, access to kitchen and bedroom 1.



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UPPER FLOOR (CONTINUING):

BEDROOM 2:

15' 4" x 13' 2" (4.68m x 4.02m)

(Dimensions including ensuite) Timber door, L shaped bedroom, Velux window to front elevation with Loch and mountain views, window to side elevation, flush mount ceiling light, cupboard housing boiler, electric panel heater, fitted carpet, access to ensuite.

ENSUITE:

6' 8" x 6' 0" (2.04m x 1.84m)

(Dimensions into shower) Timber door, Velux window to rear elevation, flush mount ceiling light, glass shower cubicle, wet wall, mains water shower, WC, pedestal wash hand basin, mirror with light over, shaver socket, extractor fan, electric ladder radiator, laminate flooring, access to bedroom 2.



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EXTERNAL:

SINGLE DETACHED GARAGE WITH LEAN TO SHED

TIMBER SHED

GARDEN GROUNDS:

A private gravelled driveway with gated access leads round the front of the property to the garage and shed, offering ample parking space for numerous vehicles. A concrete access ramp leads to the front entrance of the house. The property is surrounded by large, fully enclosed mature gardens with a variety of trees and bushes giving a sense of seclusion and a high degree of privacy. To the front there is a beautiful decked seating area, a perfect place to sit and take in the stunning Loch views. The rear garden is mainly laid to lawn with a tiled and gravelled path leading to the upper part of the garden. Steps lead up to the rear entrance of the property. The large gardens extend to approximately 0.49 acres offering scope for further development subject to planning permission.



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GENERAL:

EXTRAS:

Included in the sale are all fitted floor coverings and integrated appliances. The property may be sold fully furnished, subject to separate negotiation.

WHAT3WORDS:

///brittle.compacts.sweated

VIEWING:

Viewing this property is essential. Viewing can be arranged by calling RE/MAX Skye on 01471 822900 or by e-mailing skye@remax-scotland.homes.

INTEREST:

It is important that your solicitor notifies this office of interest, otherwise the property may be sold without your knowledge.

OFFERS:

Should be submitted in proper legal Scottish form to RE/MAX Skye Estate Agents, A87, Kyleakin, Isle of Skye, IV41 8PQ.

ENTRY:

At a date to be mutually agreed.

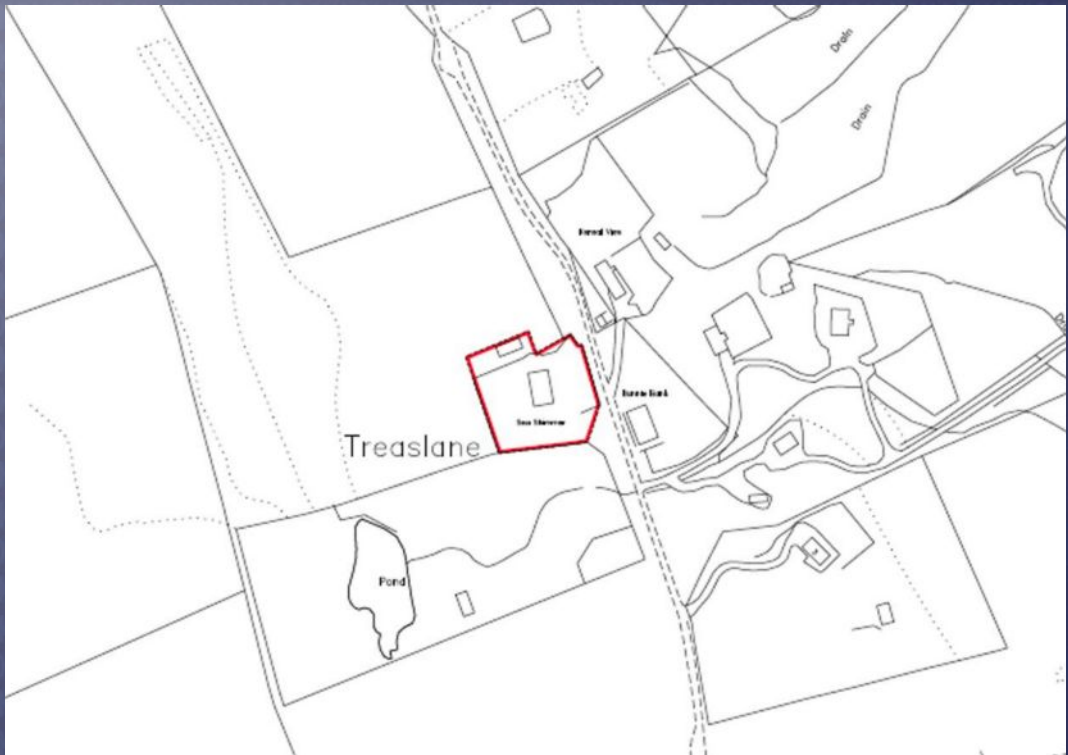
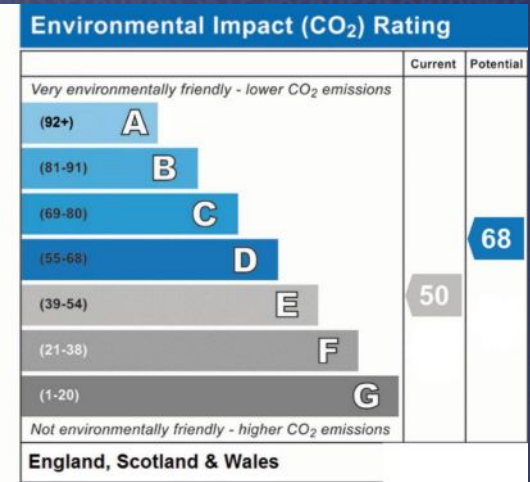
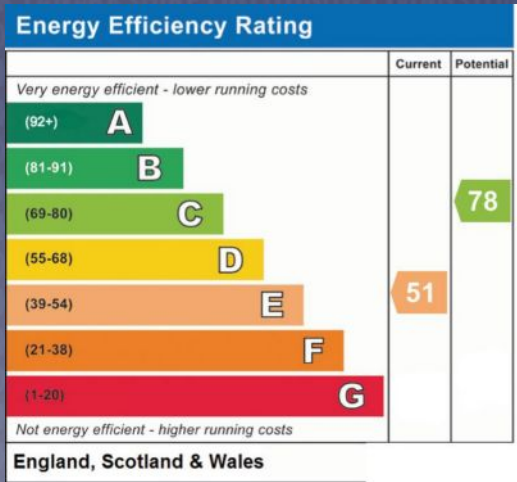
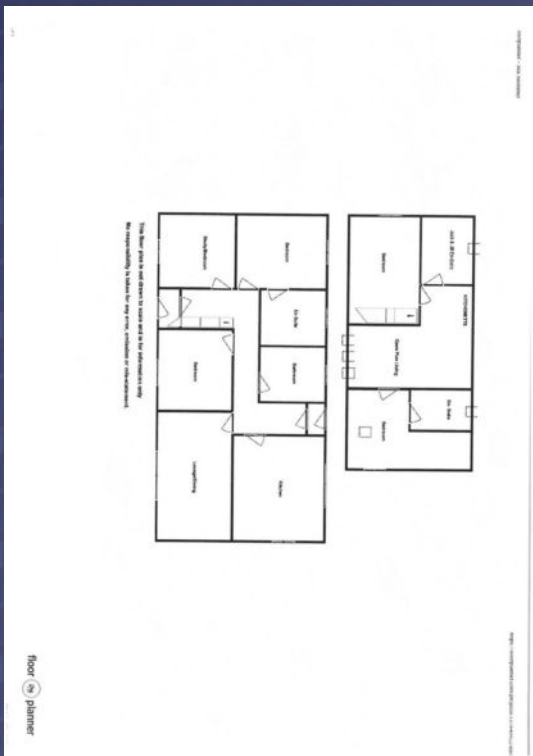
DISCLAIMER:

These particulars are prepared based on information provided by our clients. We have not tested the electrical system or any electrical appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Prospective purchasers should make their own enquiries - no warranty is given or implied. This schedule is not intended to and does not form any contract.



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