



3 Fingal Place, Portree, Isle of Skye, IV51 9ND  
Offers Over £135,000

# 3 Fingal Place, Portree, Isle of Skye, IV51 9ND

3 Fingal Place is one of a number of similar properties in the area located within walking distance of the town centre of Portree and all amenities on offer and would make a fantastic first time buyers property or retirement home.

- Semi Detached Bungalow
- Private Garden
- Quiet Residential Area
- Close to Amenities

## Services

Mains Electric, Mains Drainage, Mains Water

## Tenure

Freehold

## Council tax

Band C

## Property Description

3 Fingal Place is one of a number of similar properties in the area located within walking distance of the town centre of Portree and all amenities on offer and would make a fantastic first time buyers property or retirement home.

The accommodation is set over one level and comprises of entrance vestibule, hallway, lounge/ dining room, kitchen, bedroom, shower room and study. The property further benefits from double glazing throughout and electric heating.

Externally the property is set within enclosed garden grounds to the front and rear. The front garden is laid to lawn and bordered by a box hedge. The rear garden is hard landscaped with an area of decking from which to enjoy the afternoon sunshine. A large timber shed provides storage and has power and water connected. The kitchen was installed in November 2025.

3 Fingal Place is conveniently located close to the centre of Portree and would make an ideal first time buyers property or home for a retired person. Viewing is highly recommended.



**Entrance Vestibule (4' 1.21" x 4' 4.76" ) or (1.25m x 1.34m)**

Entrance Vestibule with small cupboard housing the electric meter and consumer unit. Vinyl flooring. Wallpapered. Access to hallway.

**Hallway (7' 5.76" x 2' 10.65" ) or (2.28m x 0.88m)**

Hallway providing access to bedroom, shower room, study and lounge. Large storage cupboard. Laminate flooring. Painted. Loft hatch.

**Lounge (15' 9.76" x 12' 7.97" ) or (4.82m x 3.86m)**

Spacious lounge with two windows to the front affording a view to the garden. Laminate flooring. Painted. Access to kitchen. Space for dining table.

**Kitchen (8' 9.51" x 8' 3.21" ) or (2.68m x 2.52m)**

Modern kitchen with a good range of wall and floor units with contrasting worktops and back splash. Integrated oven and hob with extractor hood over. Stainless steel single bowl sink and drainer. Space available for white goods. Vinyl flooring. Painted. Window to rear with view to garden.

**Bedroom 1 (12' 7.97" x 8' 6.36" ) or (3.86m x 2.60m)**

Good size double bedroom with window to front. Laminate flooring. Painted.

**Shower Room (7' 3.4" x 5' 6.14" ) or (2.22m x 1.68m)**

Shower room comprising W.C., vanity wash hand basin and quadrant shower unit with a Mira Sport electric shower. Frosted window to rear. Chrome, heated towel rail. Extractor.

**Study (8' 3.61" x 5' 5.75" Max) or (2.53m x 1.67m Max)**

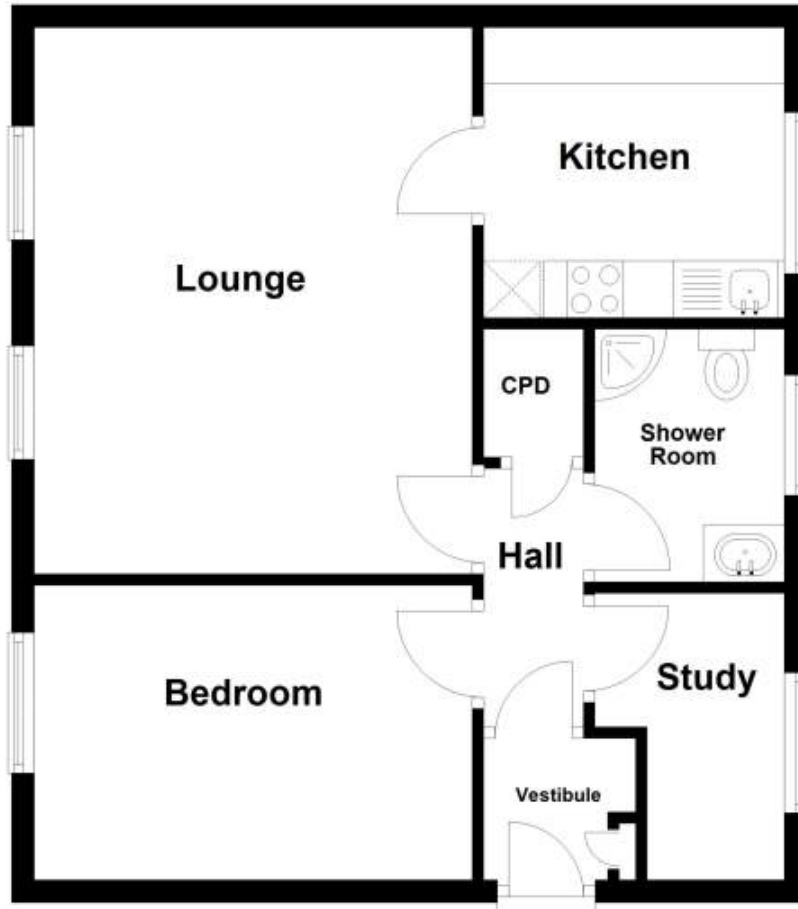
L-shaped study / home office with window to rear providing a view to the garden. Laminate flooring. Painted.

**Garden**

Private garden grounds to front and rear. The front garden is laid to grass with a box hedge for privacy. A path leads from the pavement to the front door and back garden which is hard landscaped with a decking area and storage shed.



# Ground 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>		92
(81-91) <b>B</b>			(81-91) <b>B</b>	83	
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(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		
		59			
		81			
<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.