



Inverarish Terrace, Inverarish, Isle Of Raasay, IV40 8NS
Offers Over £150,000

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4-5 Inverarish Terrace is a terrace, 3 bedroom property on the ever popular island of Raasay, off Skye's east coast. Originally 2 houses the property was converted to create a spacious, modern home close to all the attractions Raasay has to offer.

- Terraced Property
- Central Heating
- Quiet Location

Services

Mains Electric, Mains Drainage, Mains Water

Tenure

Freehold

Council tax

Band B

Property Description

4-5 Inverarish Terrace is a terraced, 3 bedroom property on the ever popular island of Raasay, off Skye's east coast. Originally 2 houses, the property has been converted to create a spacious, home close to all the attractions Raasay has to offer.

4-5 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 to house prisoners of war sent there during the first World War. The accommodation within is set out over two floors and comprises of entrance vestibule, open plan kitchen / dining room, lounge, sitting room, toilet and hallway on the ground floor. On the upper floors are three bedrooms and two shower rooms. The property benefits from a mix of solid fuel heating via a back boiler and electric storage radiators. Windows are UPVC double glazed and single glazed timber sash and case.

Externally, the property hosts a small rear garden which is planted with a variety of trees and shrubs. There is a small, shared outbuilding providing storage. On street parking is available to the front of the property.

Location:

The Island of Raasay has the Scottish mainland to the east and the Isle of Skye to the west. The island is accessed by a regular ferry service from Sconser on Skye, making access to Skye and the mainland straight forward. The ferry service provides the local village shop with fresh produce and daily papers. The busy town of Portree is some 14 miles north of the Sconser ferry terminal and here you will find excellent shopping facilities and services including secondary schooling. Raasay has its own primary school and a community centre/village hall. The island is very picturesque and has places of historical interest which attracts visitors to the area.

Located a short drive from the ferry terminal, 4-5 Inverarish Terrace offers the purchaser an exciting



Entrance Vestibule (6' 4.77" x 5' 4.57" Max) or (1.95m x 1.64m Max)

Half glazed UPVC external door. Laminate flooring. Wallpapered. Loft hatch. Electric radiator. Access to kitchen.

Kitchen/ Dining Room (23' 10.22" x 14' 3.26" Max) or (7.27m x 4.35m Max)

Spacious, open plan kitchen dining room. There is a skylight above the kitchen area and a window to the front. Floor and wall units. Tiled at splash back. Painted. The dining area gives access to the lounge, stairs to upper floor and the large inner hallway. Wood burning stove with tiled, slate hearth. Laminate flooring throughout.

Lounge (14' 1.29" x 12' 4.42") or (4.30m x 3.77m)

Cosy lounge room with window to rear giving view to the garden. Carpeted, Wallpapered. Open fireplace with tiled hearth. Small storage cupboard and recessed shelving.

Landing (6' 0.44" x 5' 3.78") or (1.84m x 1.62m)

Carpeted landing giving access to two bedrooms and a shower room. Wallpapered. Loft hatch. There is a small storage at the bottom of the stairs.

Bedroom 1 (12' 1.28" x 10' 8.74") or (3.69m x 3.27m)

Large double bedroom with window to front. Laminate flooring. Painted. Cupboard housing hot water cylinder.

Shower Room (6' 11.07" x 5' 2.99") or (2.11m x 1.60m)

Shower room comprising W.C., wash hand basin and shower cubicle with electric shower. Chrome heated towel rail. Wall mounted fan heater. Tiled at shower and basin. Carpeted. Painted and wallpapered. Window to rear giving view towards loch and Skye.

Bedroom 2 (11' 5.4" x 9' 0.27") or (3.49m x 2.75m)

Double bedroom with window to rear boasting a view towards the loch and Skye beyond. Carpeted. Wallpapered.

Vestibule (5' 1.02" x 4' 8.69") or (1.55m x 1.44m)

Second vestibule giving access to cloakroom/W.C and large inner hallway. Vinyl flooring. UPVC door to outside. Wallpapered. Loft hatch.

Cloakroom/w.c (5' 2.99" x 2' 11.43") or (1.60m x 0.90m)

Cloakroom comprising W.C. and vanity wash hand basin. Frosted sash and case window. Concertina style door. Vinyl flooring. Wallpapered. Tiled at wash hand basin.

Hallway (14' 11.92" x 13' 10.54") or (4.57m x 4.23m)

Spacious inner hall giving access to sitting room. Stairs to upper floor. Under stair storage cupboard. Access to second vestibule. Timber flooring. Window to front.

Sitting room (12' 4.42" x 14' 1.68") or (3.77m x 4.31m)

Sitting Room with sash and case window to rear with view to garden. Storage cupboard and recessed shelving. Carpeted. Painted.

Bedroom 3 (14' 1.29" x 12' 9.94") or (4.30m x 3.91m)

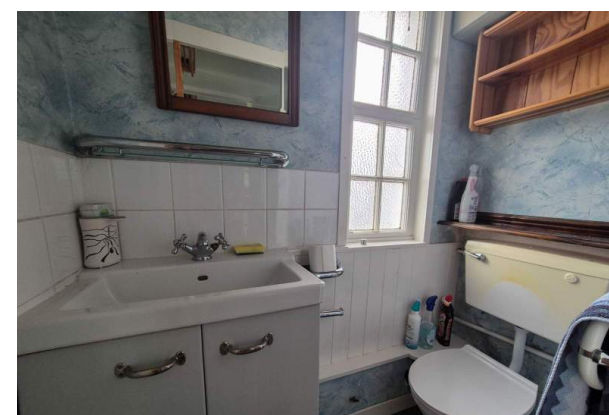
Double bedroom with window to rear affording a view towards the loch and Skye beyond. Carpeted. Wallpapered.

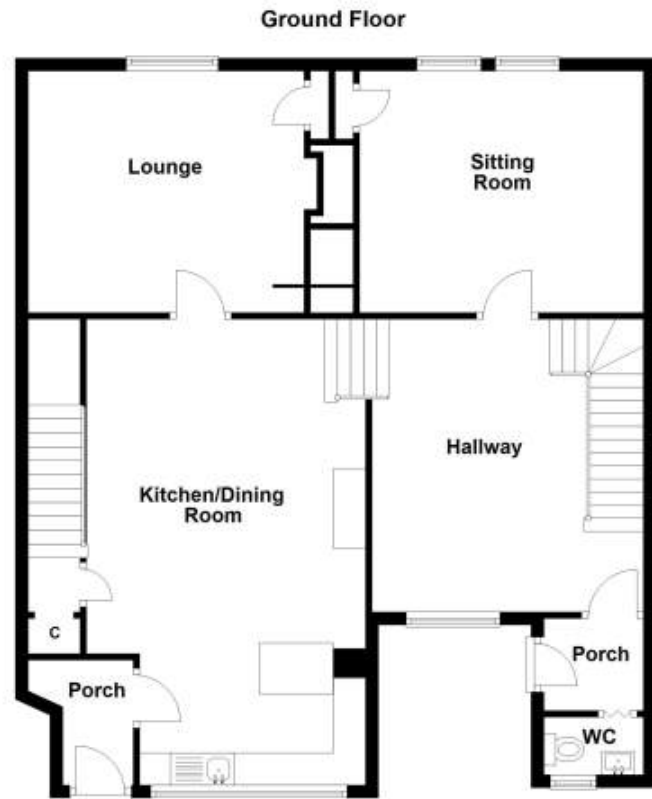
Shower Room (10' 7.56" x 6' 7.53") or (3.24m x 2.02m)

Shower room comprising W.C, wash hand basin and disabled access shower cubicle with an electric shower. Wet wall at shower. Tiled at basin. Wallpapered. Velux window to front. Vinyl flooring.

Garden

The garden to the rear of the property is mainly laid to grass. There is access to a storage shed.





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		87
(69-80) C		69	(69-80) C	78	
(55-68) D			(55-68) D		
(39-54) E	46		(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 (CO₂) emissions. The higher the rating the less impact it has on the environment.