



Moorland, Hill Place, Portree, Isle of Skye, IV51 9GS
Offers Over £325,000

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Moorland is an immaculately presented four bedroom detached bungalow located in a quiet residential area of Portree, conveniently positioned within walking of the village centre and all the amenities on offer.

- Detached Bungalow
- Four Bedrooms
- Generous Private Garden Grounds
- Oil Fired Central Heating and UPVC Double Glazing
- Walk-In Condition
- Detached Garage
- Central Location
- Views of the Cuillins

Services

Mains Electric, Mains Drainage, Mains Water. Fibre Broadband.

Tenure

Freehold

Council tax

Band E

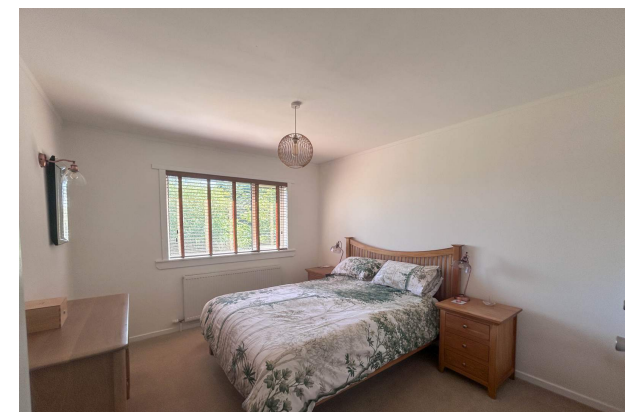
Property Description

Moorland is a delightful family home located in a desirable residential area of Portree, conveniently located a short walk from the centre of Portree. The property has been well maintained by the current owners offering spacious family living which is presented in walk-in condition decorated in neutral tones throughout. Features include oil fired central heating, double glazing and generous private garden grounds.

The well proportioned accommodation within comprises of; entrance vestibule, hallway, lounge, kitchen, utility room, W.C, bathroom and four bedrooms.

Externally the property is set within neat and well maintained garden grounds extending to approximately 0.25 acres or thereby. The fully enclosed gardens are mainly laid to lawn with established trees, shrubs and bushes bordering. Parking is available to the side of the property on the gravel driveway. There is also a detached single car garage to the side of the property.

Moorland presents a wonderful opportunity to purchase a lovely family home and must be viewed to fully appreciate the accommodation on offer.



Entrance Vestibule (3' 3.76" x 6' 0.44") or (1.01m x 1.84m)

A frosted half glazed UPVC door with frosted side panel grants access into the vestibule. Wallpapered. Laminate flooring. 15 pane glass door to hallway.

Hallway (23' 10.22" Max x 12' 0.49" Max) or (7.27m Max x 3.67m Max)

T-shaped hallway granting access to the lounge, kitchen, bathroom, W.C and four bedrooms. Three built-in storage cupboards (one housing the consumer unit). Loft access hatch. Painted in neutral tones. Laminate flooring.

Lounge (15' 7.01" x 11' 10.13") or (4.75m x 3.61m)

Bright and spacious dual aspect lounge with window to the side and front elevations boasting views of the Cuillins. Working fireplace with granite surround and hearth with wooden mantle. Wallpapered feature wall. Painted. Laminate flooring. 15 pane glass door to hallway.

Kitchen (18' 9.98" x 10' 5.2") or (5.74m x 3.18m)

Modern kitchen with a good range of wall and base units with contrasting worktop. Integrated fridge, dishwasher, double electric oven and 5-ring gas hob with extractor fan. Stainless steel sink and drainer. Window to rear elevation. Patio doors to side elevation leading out to a decked area. Painted in neutral tones. Karndean flooring. Door to utility room.

Utility Room (9' 9.72" x 6' 0.44") or (2.99m x 1.84m)

Utility room with wall & base units with worktop over. integrated full height freezer. Space for white goods. Frosted half glazed UPVC door to side elevation. Painted. Karndean flooring.

W.C (6' 11.86" x 3' 5.73") or (2.13m x 1.06m)

White suite comprising vanity W.C. and wash hand basin. Frosted window to front elevation. Painted. Vinyl floor tiles.

Bedroom 1 (12' 0.09" x 10' 8.35") or (3.66m x 3.26m)
Generous sized double bedroom with window to the front elevation. Built-in wardrobes. Carpeted. Woodchip wallpaper.

Bedroom 2 (12' 0.49" x 12' 0.49") or (3.67m x 3.67m)
Good sized double bedroom with window to the front elevation. Built-in wardrobe. Carpeted. Woodchip wallpaper.

Bedroom 3 (10' 5.2" x 10' 0.47") or (3.18m x 3.06m)
Double bedroom with window to the rear elevation. Built-in wardrobes. Carpeted. Woodchip wallpaper.

Bedroom 4 (10' 5.2" x 7' 11.67") or (3.18m x 2.43m)
Single bedroom with window to the rear elevation. Carpeted. Woodchip wallpaper.

Bathroom (10' 4.8" x 5' 5.35") or (3.17m x 1.66m)
Modern bathroom suite comprising of W.C, wash hand basin, bath and walk in shower with mains fed shower. frosted window to rear elevation. Three fully tiled walls, one painted wall . Tile flooring. Chrome heated towel rail.

Garage (20' 0.16" x 10' 3.62") or (6.10m x 3.14m)
Detached garage with manual up and over door to the front elevation. Window to rear elevation. Concrete floor. Light and power connected.



Ground Floor



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		
(69-80) C		73	(69-80) C		
(55-68) D	63		(55-68) D	59	68
(39-54) E			(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.