

16 Urquhart Place, Portree, Isle of Skye, IV51 9HJ
Offers Over £145,000

16 Urquhart Place, Portree, Isle of Skye, IV51 9HJ

16 Urquhart Place, is a delightful two bedroom mid terraced house located in a quiet residential area of Portree close to all local amenities the village has to offer.

- Mid-Terrace House
- Two Bedrooms
- Solid Fuel Heating
- Central Location
- Private Garden
- Ideal First Time Buyers Property

Services

Mains Electric, Mains Drainage, Mains Water

Tenure

Freehold

Council tax

Band B

Property Description

16 Urquhart Place is a two bedroom terraced property located close to the centre of Portree. The house forms one of a number of similar properties and would make a comfortable family home, first time buyer's property or long let opportunity.

The accommodation within comprises of; entrance porch, hallway, lounge, kitchen and rear vestibule with the upper floor hosting two double bedrooms and shower room. Benefiting from double glazing throughout, solid fuel central heating, ample built in storage space and private rear garden.

The property is situated within a quiet courtyard with communal lawn area to the front and a fully enclosed private rear garden.

The property would make an fantastic first time buyers home in a central location in Portree.



Entrance Porch (4' 0.43" x 3' 2.58") or (1.23m x 0.98m)

Accessed at front of property via timber external door. Providing access to main dwelling via half glazed door. Feature window to side elevation. Laminate flooring. Painted.

Hallway (9' 10.11" Max x 13' 7.39" Max) or (3.00m Max x 4.15m Max)

Hallway leading to lounge and stairs leading to upper level. Three large storage cupboards housing hot water tank and consumer unit. Window to front elevation. Laminate flooring. Painted in neutral tones.

Lounge/diner (19' 3.89" Max x 10' 2.44" Max) or (5.89m Max x 3.11m Max)

Dual aspect lounge with windows to the front and rear elevations. Open fireplace with back boiler. Tile surround and hearth. Ample space for dining table and chairs. Access to kitchen. Laminate flooring. Painted in neutral tones.

Kitchen (9' 7.35" Max x 8' 0.06" Max) or (2.93m Max x 2.44m Max)

Kitchen fitted with a good range of base and wall units with worktop over. Stainless steel sink and drainer. Window to rear elevation. Integrated electric oven and 4-ring hob with extractor hood over. Laminate flooring. Painted in neutral tones. Access to rear vestibule and lounge.

Rear Vestibule (5' 10.08" x 2' 10.25") or (1.78m x 0.87m)

Rear vestibule with built-in storage cupboard. Half glazed door to rear providing access to the garden. Laminate flooring. Painted in neutral tones.

Landing (8' 9.51" x 2' 11.83") or (2.68m x 0.91m)

Small landing providing access to two bedrooms and shower room. Two built-in storage cupboards. Loft access. Laminate flooring. Painted in neutral tones.

Bedroom 1 (14' 9.16" x 9' 3.02") or (4.50m x 2.82m)

Generous sized double bedroom with window to the front elevation. Built-in wardrobes. Painted in neutral tones. Laminate flooring.

Bedroom 2 (9' 9.72" x 11' 5.01") or (2.99m x 3.48m)

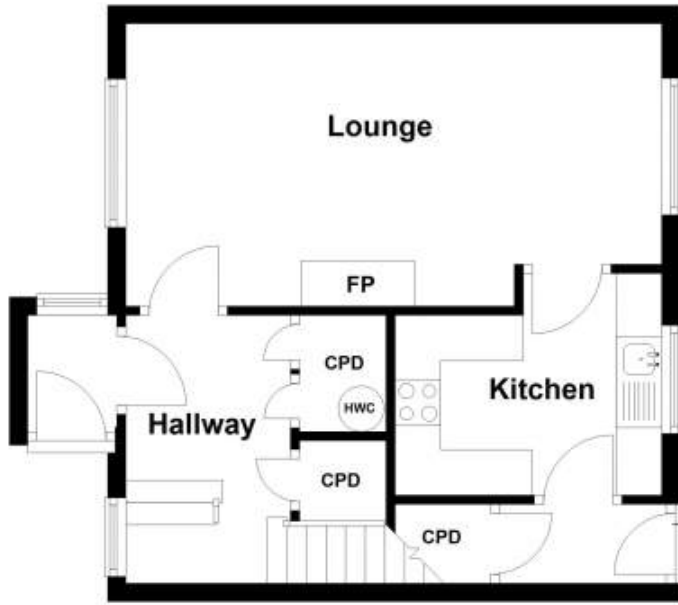
Double bedroom with window to rear elevation. Built-in wardrobe. Wallpapered. Laminate flooring.

Shower Room (6' 5.56" x 5' 6.14") or (1.97m x 1.68m)

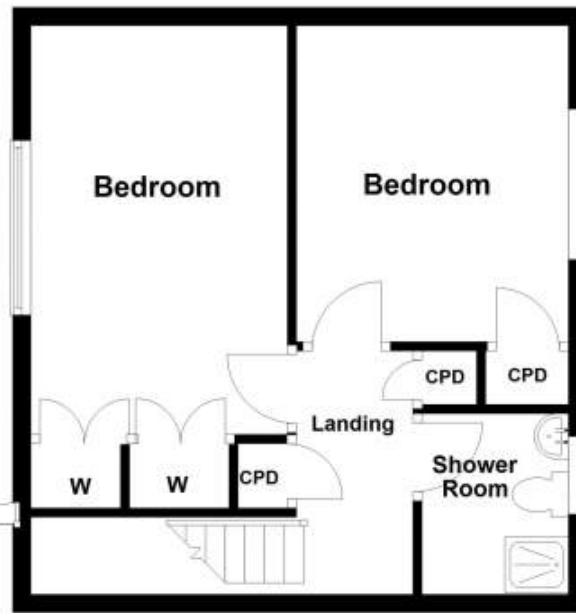
White 3 piece white suite consisting of W.C., vanity wash hand basin and shower cubical with electric shower. Frosted window to rear elevation. Wet wall to shower enclosure. Wallpaper. Laminate.





Ground Floor



First 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		86
(69-80) C		71	(69-80) C	76	
(55-68) D			(55-68) D		
(39-54) E	47		(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 <small>EU Directive 2002/91/EC</small> 			England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		

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.