



13 Storr Road, Portree, Isle of Skye, IV51 9LR
Offers Over £250,000

13 Storr Road, Portree, Isle of Skye, IV51 9LR

13 Storr Road is a well presented semi detached three bedroom property located in a quiet residential area of Portree, within easy reach of the village centre and the facilities on offer.

- Semi-detached House
- Three Bedrooms (1 en-suite)
- Oil Fired Central Heating
- Private Garden Grounds
- Detached Garage
- Central Location in Portree

Services

Mains Electric, Mains Drainage, Mains Water

Tenure

Freehold

Council tax

Band D

Property Description

13 Storr Road is a three bedroom, semi-detached home, built in the mid 1980s and located within walking distance of the town centre of Portree and all amenities on offer. It would make a fantastic family home or first time buyers property.

The well proportioned accommodation within is set out over two floors and comprises of; entrance porch, hallway, lounge/dining room, kitchen, double bedroom and shower room on the ground floor. Located on the first floor is a landing two bedrooms and bathroom. The property further benefits from double glazing throughout and oil fired central heating.

Externally the property sits within well maintained private garden grounds which are mainly laid to lawn with off street parking available via the driveway to the side of the property. There is also a detached single car garage located at the side of the property with electricity and water connected.

13 Storr Road would make an ideal family home close to all the local amenities Portree has to offer and must be viewed to appreciate the standard of accommodation on offer. .

Furniture is available by separate negotiation.



Entrance Porch (4' 4.76" x 6' 5.17") or (1.34m x 1.96m)

A half glazed UPVC door with side panel grants access into the welcoming porch. Window to the front elevation. Consumer unit housing. Access to hallway via glazed door with side panels. Carpeted. Wallpapered walls.

Hallway (16' 1.31" Max x 5' 11.26" Max) or (4.91m Max x 1.81m Max)

Hallway providing access to the lounge/dining room, kitchen, bedroom and shower room with carpeted stairs leading to the first floor. Under stairs storage cupboard. Carpeted. Wallpapered.

Lounge/Dining Room (22' 8.83" Max x 10' 11.5" Max) or (6.93m Max x 3.34m Max)

Generous dual aspect lounge/dining room with window to the front elevation and patio doors to the rear leading out to decking. Feature fireplace. Laminate flooring. Wallpapered. 15 Pane glass doors to kitchen and hallway.

Kitchen (15' 4.25" x 6' 2.02") or (4.68m x 1.88m)

Kitchen fitted with with a large range of wall and base units with contrasting worktop over. Stainless steel sink and drainer. Integrated dishwasher, fridge, electric oven and 4-ring hob with extractor hood over. Window to the rear elevation. Oil boiler housing. Half glazed UPVC door to side elevation. Vinyl flooring. Wallpapered.

Bedroom 1 (12' 9.54" Max x 8' 11.87" Max) or (3.90m Max x 2.74m Max)

Good sized double bedroom with window to the front elevation. Painted. Carpeted.

Shower Room (8' 11.09" Max x 5' 5.75" Max) or (2.72m Max x 1.67m Max)

shower room comprising W.C, wash hand basin and corner shower cubical with electric shower. Frosted window to side elevation. Painted walls. Vinyl flooring.

Landing (8' 5.57" Max x 5' 6.54" Max) or (2.58m Max x 1.69m Max)

Landing with Velux window to rear elevation. Access to two bedrooms and bathroom. Loft access hatch. Built-in storage cupboard. Coomb storage. Carpeted. Wallpaper.

Bedroom 2 (11' 3.83" Max x 11' 1.07" Max) or (3.45m Max x 3.38m Max)

Generous double bedroom with Velux window to front elevation. Built-in wardrobes (one housing the hot water tank) Coomb storage. Carpeted. Wallpaper.

Bedroom 3 (9' 8.93" x 7' 10.49") or (2.97m x 2.40m)

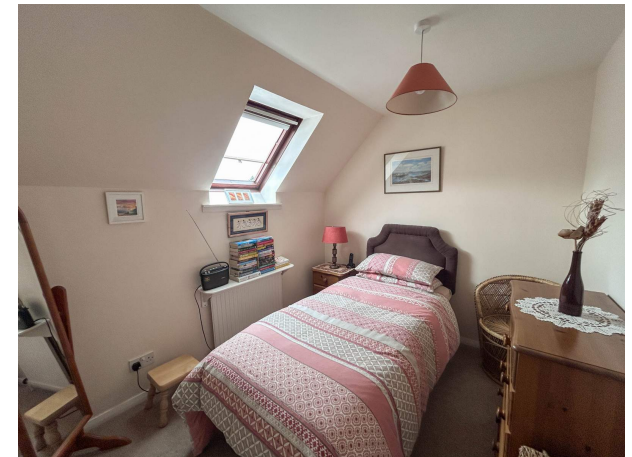
Single bedroom with Velux to front elevation. Built-in wardrobes. Carpeted. Painted.

Bathroom (6' 6.35" x 5' 6.93") or (1.99m x 1.70m)

Bathroom comprising of W.C, wash hand basin and bath with electric shower over. Wet wall to bath enclosure. Frosted window to side elevation. Painted. Vinyl flooring.

Garage (20' 2.91" x 11' 10.91") or (6.17m x 3.63m)

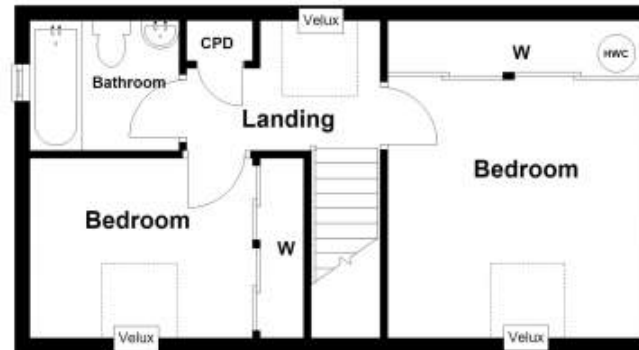
Garage with manual up and over door to the front elevation. Window to rear elevation and pedestrian door to side. Electricity and water connected. Space for white goods. Concrete floor.



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		
(69-80) C		69	(69-80) C		73
(55-68) D	56		(55-68) D	62	
(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.