

16 Inverarish Terrace, Isle of Raasay, IV40 8NS  
Offers Over £130,000

# 16 Inverarish Terrace, Isle of Raasay, IV40 8NS

Number 16 Inverarish Terrace is a pretty 2 bedroom, end of terrace in the village of Inverarish on the ever popular island of Raasay, off Skye's east coast. The property is located a short walk from the local shop and 5 minute drive from the ferry pier making travel to and from Skye straightforward.

- Two Bedroom Property
- End of Terrace
- Quiet Location
- Close to Ferry

## Services

Mains Electric, Mains Drainage, Mains Water

## Tenure

Freehold

## Council tax

Band A

## Property Description

Number 16 Inverarish Terrace is a pretty 2 bedroom, end of terrace property, in the village of Inverarish, on the ever popular island of Raasay, located off Skye's east coast. The property is located a short walk from the local shop and 5 minute drive from the ferry terminal making travel to and from Skye straightforward.

16 Inverarish Terrace is located in a quiet street in the main residential area of Raasay. It is one of a number of traditional properties dating from the early 1900s. The accommodation within is set out over two floors and comprises entrance vestibule, lounge, kitchen/diner and W.C. on the ground floor. On the upper floor are two double bedrooms and a bathroom. The property benefits from electric storage heating and an open fire in the lounge. Windows are a mixture of single and double glazed timber units.

Externally, the property has a small garden to the front with a path to the front door. It is planted with rose bushes and a clematis. A garden bench makes it the perfect spot to sit and while away the day. The rear garden is laid to grass and is planted with mature shrubs and trees. Opposite the house is another area of garden with a timber storage shed. There is also an eighth share in a former wash house providing further storage.

Location: The Island of Raasay has the Scottish mainland to the east and the Isle of Skye to the west. There is a regular ferry service on Raasay making Skye and the mainland easily accessible. 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 Raasay House Hotel and Raasay Distillery, both of which have cafes, bars and restaurants, and a local art gallery, 16 Inverarish Terrace offers the purchaser an exciting opportunity to own a home in a truly unique locale close to the island's many walks and attractions.



**Entrance Porch (5' 3.78" x 4' 8.3" ) or (1.62m x 1.43m)**

A timber external door leads into the vestibule. Tiled flooring. Painted. Consumer unit in overhead cupboard. Loft hatch. Access to the kitchen/diner. Access to W.C.

**W.C (5' 0.24" x 2' 9.86" ) or (1.53m x 0.86m)**

Small cloakroom comprising W.C. and wash hand basin. Carpeted. Frosted window to front. Timber door with stained glass window. Shelving for storage. Vinyl flooring. Painted.

**Kitchen/ Dining Room (15' 0.31" x 13' 9.75" ) or (4.58m x 4.21m)**

Large kitchen/ dining room comprising a range of floor and wall units with a contrasting worktop. Window to front with a view into small front garden. Integrated dishwasher. Freestanding cooker and washing machine. Room for a dining table and a sofa under the stairs. Laminate flooring. Painted. Access to lounge.

**Lounge (14' 0.5" x 12' 10.33" ) or (4.28m x 3.92m)**

Spacious, bright, beautifully appointed lounge with window to the rear overlooking the garden. Carpeted and painted. Open fireplace with slate hearth. Recessed shelving.

**Landing (7' 8.13" Max x 5' 10.87" Max) or (2.34m Max x 1.80m Max)**

Landing providing access to two double bedrooms and a family bathroom. Carpeted. Painted. Loft hatch.

**Bedroom 1 (12' 10.33" x 8' 11.09" ) or (3.92m x 2.72m)**

Large double bedroom with window to rear boasting a view over the garden towards the sea and Cuillins. Built in wardrobe and storage cupboard housing the hot water cylinder. Carpeted. Painted.

**Bathroom (7' 7.34" x 5' 7.32" ) or (2.32m x 1.71m)**

Family bathroom comprising W.C., vanity wash hand basin and bath with electric Mira Sprint shower over. Vinyl flooring. Pine cladding to dado height. Tiled at shower and bath. Painted walls. Extractor. Wall mounted fan heater. Electric, chrome towel rail. Loft hatch.

**Bedroom 2 (10' 3.62" x 8' 8.72" ) or (3.14m x 2.66m)**

Double bedroom with window to front. Carpeted. Painted. Built in wardrobe and over stair storage cupboard.

**Garden**

The property has a small garden to the front with a path to the front door. It is planted with rose bushes and a clematis. The rear garden is laid to grass and is planted with mature shrubs and trees. Garden benches are sited to take in the beautiful views towards the Cuillins on Skye.

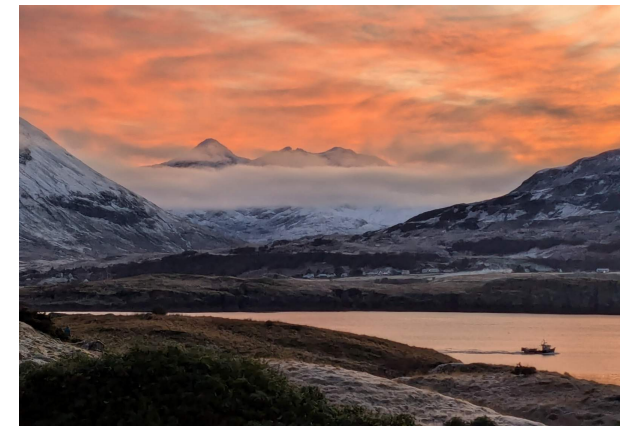
Opposite the house is another area of garden with a timber storage shed. There is also an eighth share in a former wash house providing further storage.



### Ground Floor



### First 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>		
(81-91) <b>B</b>			(81-91) <b>B</b>		85
(69-80) <b>C</b>		71	(69-80) <b>C</b>	69	
(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>	34		(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		
<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.