



18 Stormyhill Road, Portree, Isle of Skye, IV51 9DT
Offers Over £185,000

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18 Stormyhill Road is a well presented, spacious three bedroom semi-detached property located in a quiet residential area of Portree close to the town centre and the amenities on offer.

- Semi-Detached Property
- Three Double Bedrooms
- Mixed Glazing
- Electric Heating
- Quiet Residential Area
- Private Garden Grounds

Services

Mains Electric, Mains Drainage, Mains Water.

Tenure

Freehold

Council tax

Band B

Property Description

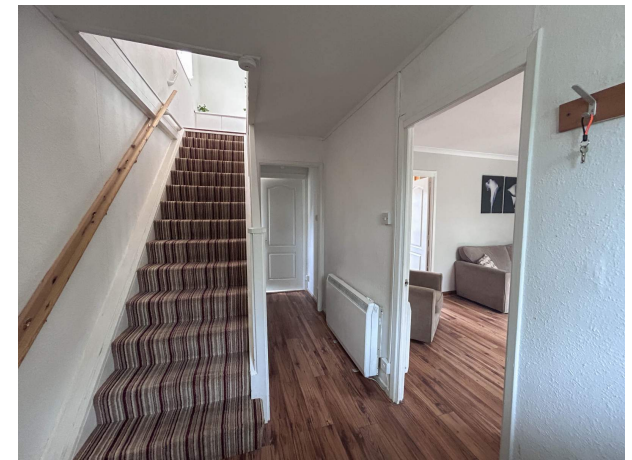
18 Stormyhill Road a three bedroom semi-detached property located in a popular residential area in the centre of Portree. The property is tastefully decorated throughout and would make a fantastic, comfortable family home located within walking distance of all local amenities.

The accommodation within is set out over two levels and comprises; entrance hallway, lounge, shower room and kitchen on the ground floor. The first floor hosts a bright landing granting access to three double bedrooms. The property further benefits from mixed single and double glazing and electric central heating.

Externally the property is set within neat, well maintained garden grounds. The front and side garden is low maintenance and is laid to gravel. The rear garden is laid to grass and hosts a detached garden shed.

18 Stormyhill Road is spacious property conveniently positioned close to the centre of Portree and would make an ideal family home or first time buyers property.

Viewing is highly recommended.



Entrance Hall (16' 1" x 6' 6") or (4.89m x 1.99m)

Access to the property via a uPVC half glazed door. The hallway provides access to lounge and shower room with carpeted stairs leading to upper level. Under stairs storage cupboard. Neutral decor. Laminate flooring. Wallpaper. Cupboard containing consumer unit.

Lounge (15' 5" x 12' 6") or (4.69m x 3.80m)

Bright and spacious lounge with window to the front elevation. Fireplace with tiled hearth and surround. Laminate flooring. Neutral decor. Wallpapered. Access to kitchen and hallway.

Kitchen (15' 5" x 9' 0") or (4.69m x 2.75m)

Fitted kitchen with a good range of wall and base units and contrasting worktop over. Free standing cooker with electric hob. Composite 1 1/2 bowl sink and drainer. Window to the rear elevation with view to garden. Breakfast bar / dining area. Tiled at splash back. Access to lounge. Vinyl flooring. Wallpaper. External uPVC door to rear garden. Storage cupboard housing hot water cylinder.

Shower Room (5' 9" x 6' 5") or (1.74m x 1.96m)

Shower room comprising W.C., wash hand basin and disabled access shower. Mira Advance electric shower. Respatex wet wall to walls. V-lining to ceiling. Vinyl flooring. Frosted window to side elevation. Extractor fan.

Landing (6' 10" x 12' 9") or (2.09m x 3.89m)

Bright landing providing access to three double bedrooms. Window to side elevation. Laminate flooring. Wallpapered. Two low level storage cupboards. Loft Access.

Bedroom 1 (15' 5" x 9' 1") or (4.71m x 2.77m)

Generous, bright king size bedroom with two windows to rear elevation affording view to garden. Built in wardrobe. Laminate flooring. Wallpaper.

Bedroom 2 (12' 8" x 8' 11") or (3.86m x 2.73m)

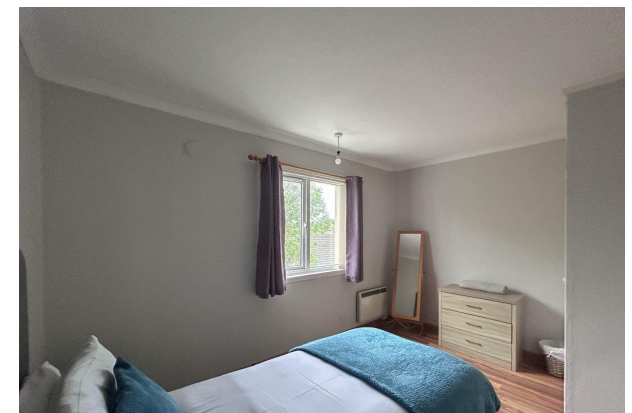
Large double bedroom with window to front elevation. Built in wardrobe. Wallpaper. Laminate flooring.

Bedroom 3 (12' 7" x 10' 10") or (3.83m x 3.29m)

Double bedroom with window to front elevation. Built in wardrobe. Laminate flooring. Wallpaper.

Garden

18 Stormyhill is set within neat, well maintained garden grounds. A pathway leads from the front to the rear garden which is mainly laid to grass. The front and side areas are low maintenance and are laid to gravel. Parking is on the road outside the property. The rear garden also hosts a small shed.



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		87
(69-80) C		72	(69-80) C	77	
(55-68) D			(55-68) D		
(39-54) E	44		(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.