



Glenfrughart, Shulishader Beag, Portree, Isle of Skye, IV51 9ES
Offers Over £250,000

Glenfrughart, Shulishader Beag, Portree, Isle of Skye, IV51 9ES

Glenfrughart is a detached three bedroom 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
- Central Location
- Private Garden Grounds
- Self Catering Pod
- Oil Fired Central Heating
- Double Glazing

Services

Mains Electric, Mains Drainage, Mains Water

Tenure

Freehold

Council tax

Band B

Property Description

Glenfrughart is a detached three bedroom bungalow located in a quiet residential area of Portree conveniently positioned within walking of the village centre and all the amenities on offer.

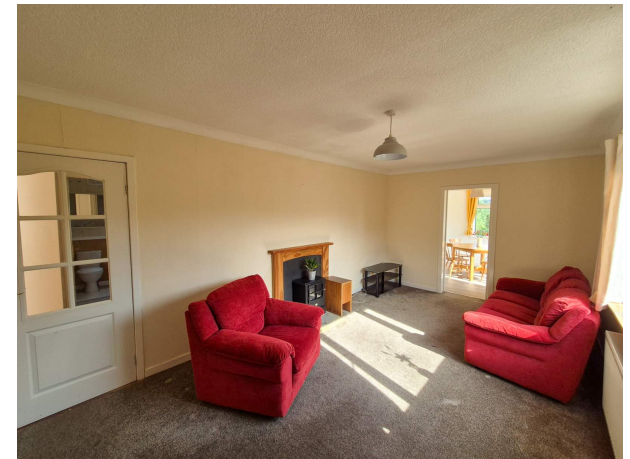
Glenfrughart is a spacious family home located in a desirable residential area of Portree, conveniently located a short walk from the Village and the amenities in offer. The property further benefits from oil fired central heating, double glazing and generous private garden grounds.

The well proportioned accommodation within comprises of: entrance vestibule, hallway, lounge, kitchen, dining room, rear lobby, shower room and three bedrooms.

Externally, the property is set in generous wrap around garden grounds with parking to both front and rear. The front and side of the property is bordered by a hedge and trees with a small area of grass. The rear garden is laid to grass and hosts a pod giving a business opportunity subject to the required planning approval. The pod has an open plan sleeping and seating area with a separate bathroom comprising shower cubicle with electric shower, W.C and wash hand basin.

Glenfrughart presents a wonderful opportunity to purchase a family home in a very central location and must be viewed to fully appreciate the accommodation on offer.

**** Due to the construction type of the property it is not deemed suitable for mortgage lending ****



Vestibule (2' 6" x 4' 2") or (0.76m x 1.26m)

Entrance vestibule with double storm doors to front elevation. Tiled flooring. Painted. Access to hall via timber half-frosted door with glazed side panel.

Hallway (15' 0" Max x 11' 3" Max) or (4.58m Max x 3.42m Max)

T-shaped hallway providing access to lounge, kitchen three bedrooms and shower room. Laminate flooring. Painted. Storage cupboard.

Lounge (10' 5" x 17' 11") or (3.18m x 5.46m)

Spacious lounge with window to front elevation. Carpeted. Wallpapered. Electric stove set on a stone hearth. Access to hall and dining room.

Dining Room (10' 3" x 10' 8") or (3.12m x 3.25m)

Bright, dining room with windows to front and side allowing natural light to fill the room. Vinyl flooring. Painted walls. Sliding door provides access to the lounge. Access to kitchen via rear/side vestibule.

Kitchen (10' 8" x 13' 1") or (3.25m x 4.00m)

Fitted kitchen with a good range of floor and wall units. Integrated appliance including oven and hob with extractor hood and dish washer. Stainless steel single bowl sink and drainer with mixer tap. Vinyl flooring. Storage cupboard. Walls are tiled, painted and wallpapered. Access to rear/side vestibule.

Bedroom 1 (10' 6" x 13' 3") or (3.19m x 4.05m)

Double bedroom with window to front elevation. Two built in wardrobes. Carpeted and wallpapered.

Bedroom 2 (9' 9" x 13' 2") or (2.96m x 4.02m)

Double bedroom with window to rear elevation providing a view to the garden. Built in wardrobe. Carpeted. Wallpapered.

Bedroom 3 (9' 8" x 8' 3") or (2.95m x 2.51m)

Single bedroom with window to rear giving view to garden. Built in wardrobes. Carpeted and wallpapered.

Shower Room (7' 11" x 5' 5") or (2.42m x 1.66m)

Shower room comprising shower cubicle with electric Mira Sport shower, W.C. and pedestal wash hand basin. Laminate flooring. Timber cladding to dado height. Wallpapered and tiled walls. Wet wall at shower. Frosted window to rear.

Garden

Externally, the property is set in generous wrap around garden grounds with parking to both front and rear. The front and side of the property is bordered by a hedge and trees with a small area of grass. The rear garden is laid to grass and hosts a pod giving a business opportunity subject to the required planning approval. The pod has an open plan sleeping and seating area with a separate bathroom comprising shower cubicle with electric shower, W.C and wash hand basin.



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		71	(69-80) C		
(55-68) D	57		(55-68) D		65
(39-54) E			(39-54) E	54	
(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.