







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

Offers Over £170,000

ISLE OF SKYE

ESTATE AGENCY

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

23 Urquhart Place is a spacious two bedroom semi-detached house located in a quiet residential area of Portree close to all local amenities the village has to offer. The property would make an ideal first time buyers or family home.

- Semi-Detached Property
- Two Bedrooms
- Private Garden Grounds
- Solid Fuel & Electric Heating
- Central Location
- First Time Buyer Opportunity

Services

Mains Electric, Mains Water, Mains Drainage

Tenure

Freehold

Council tax

Band B

Property Description

23 Urquhart Place, is a delightful two bedroom semi-detached house located in a quiet residential area of Portree close to all local amenities the village has to offer. The property would make an ideal family or first time buyers home.

On offer is an excellent opportunity to purchase a lovely property as an ideal family or first time buyer home within walking distance of all amenities the popular village of Portree offers. The property has lots of built in storage, is bright and airy throughout and hosts large windows allowing natural light to flood in.

The accommodation within comprises of; entrance porch, hallway, living / dining room, kitchen, with the upper floor hosting two double bedrooms (one with a dressing room) and the bathroom. The property further benefits from double glazing throughout, solid fuel and electric storage central heating, ample built in storage space and a large loft space.

The property hosts a small enclosed garden area to the front with a small lawn and patio area. To the rear there is a fully enclosed, fenced garden with patio. There is a timber shed located to the rear of the garden.

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







Porch (4' 0" x 3' 4") or (1.22m x 1.01m)
Entrance porch with half-glazed upvc door and window to side. Laminate flooring, Painted. Access to hall.

Hallway (13' 6" x 10' 0") or (4.11m x 3.04m)
Hallway providing access to lounge / diner. Stairs, with 2 windows to front lead to the upper floor. Storage cupboards with hot water cylinder. Painted. Laminate flooring.

Lounge/diner (19' 4" x 13' 11") or (5.89m x 4.25m)
Spacious and bright lounge/diner with windows to front and rear allowing natural light to fill the room. Open fireplace with tiled surround and hearth. Carpeted. Painted. Access to kitchen.

Kitchen (11' 7" x 8' 0") or (3.54m x 2.45m)
Compact kitchen with window to rear affording a view to the garden. Range of floor and wall units. Stainless steel sink and drainer. Access to rear lobby.

Rear Lobby
Rear lobby giving access to back garden via a half-glazed upvc door. Storage cupboard. Vinyl flooring. Painted.

Landing (8' 11" x 3' 0") or (2.73m x 0.91m)
Providing access to two double bedrooms and bathroom. Storage cupboard. Loft hatch. Painted and carpeted.

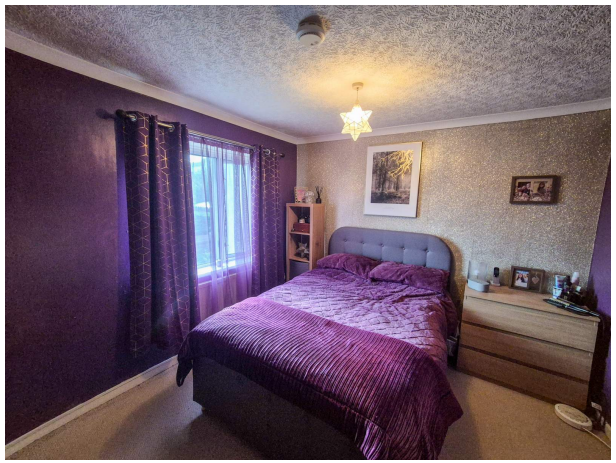
Bedroom 1 (9' 4" x 8' 2") or (2.84m x 2.49m)
Double bedroom with window to front. Two built in wardrobes provide storage. Carpeted. Painted. Access to dressing room.

Dressing Room (9' 4" x 6' 4") or (2.84m x 1.92m)
Dressing room access from bedroom One. Carpeted. Painted. Window to front.

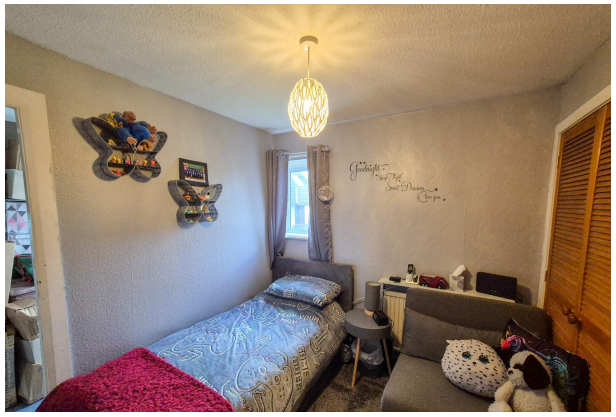
Bedroom 2 (11' 5" x 9' 11") or (3.47m x 3.03m)
Serving as the master bedroom with window to rear giving a view to the garden. Feature wallpapered wall. Carpeted. Painted.

Bathroom (5' 7" x 8' 9") or (1.69m x 2.67m)
Bathroom comprising W.C., wash hand basin and bath with a Mira Sport electric shower over. Frosted window to rear. Laminate flooring. Tiled walls. Chrome ladder-style radiator. Wall mounted fan heater. Extractor.

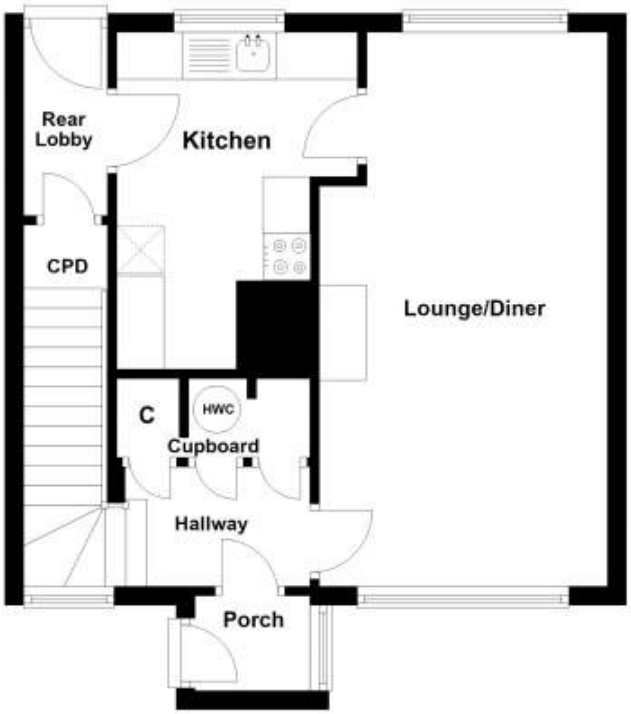
Garden
The property sits in enclosed grounds which are mainly laid to grass with small patio areas in both the front and rear gardens. The rear garden hosts a timber shed and small plastic storage unit.







Ground Floor

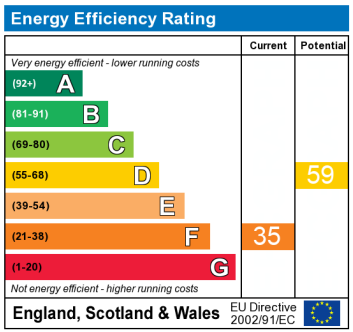


First Floor

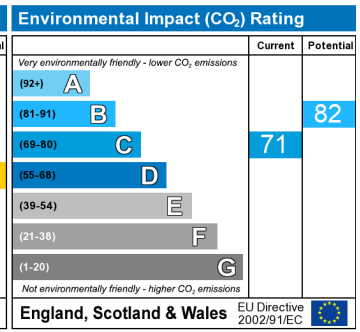








The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

ISLE OF SKYE ESTATE AGENCY

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It is important that if you retain an interest in the acquisition of this property you arrange for your interest to be formally noted to this Agency, otherwise a sale may be concluded on a closing date set without you having been advised.

Every reasonable care has been taken in the drawing up of these particulars for the guidance of interested parties. They are believed to be correct but no guarantee of their accuracy is given and no error or misdescription herein shall annul any sale or be made the subject of compensation by either side. Neither shall these details be deemed to form any part of any contract by either side. Prospective purchasers are advised to take legal advice on the extent and nature of the subjects they propose to acquire.