



62 Inverarish Terrace, Inverarish, Isle of Raasay, IV40 8NS
Offers Over £125,000

ISLE OF SKYE
ESTATE AGENCY

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62 Inverarish Terrace is a beautifully presented 2 bedroom 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. Raasay's many other attractions are only a short drive away.

- Terraced Property
- Two Bedrooms
- Popular Village Location
- Solid Fuel Central Heating
- Private Garden
- Close to Ferry
- Two Multi-Fuel Stoves

Services

Mains Electric, Mains Water, Public Drainage

Tenure

Freehold

Council tax

Band A

Property Description

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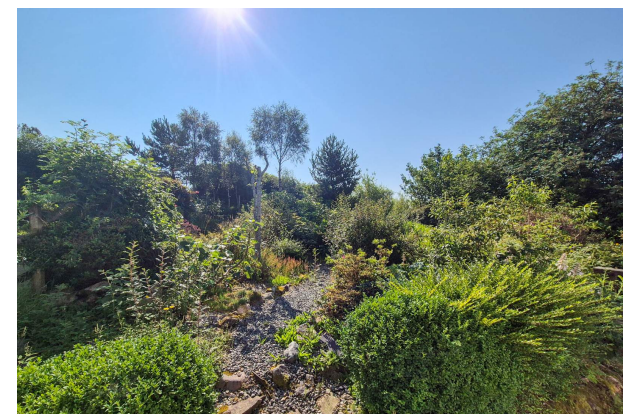
62 Inverarish Terrace is located in a quiet street in the main residential area of Raasay and is one of a number of traditional properties dating from the early 1900s. The accommodation within is set out over two floors and comprises entrance porch / utility, lounge and a modern kitchen/diner on the ground floor. On the upper floor is one double and one single bedroom and a bathroom. The property benefits from solid fuel central heating with two multi-fuel stoves in the lounge and kitchen and recently installed triple glazing windows and doors. The stove in the lounge heats the hot water, the radiators in the utility, both bedrooms and the towel rail in the bathroom. There is also an immersion switch for hot water when the stove is not in use.

Externally, the property has a small gravelled garden to the front which houses a large timber, profile clad, shed/workshop. The area immediately to the front of the property is gravelled and planted with shrubs and plants. The landscaped rear garden accessed via a patio door from the kitchen and is planted with mature shrubs and trees and has a gravel path leading to the rear.

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 busy town of Portree is some 14 miles north of the Sconser ferry terminal and here you will find shopping facilities and services including a supermarket and secondary schooling. Raasay has its own primary school and a community centre/village hall. The picturesque island has places of historical interest, a distillery and art gallery which attracts visitors to the area.

62 Inverarish Terrace offers the purchaser an exciting opportunity to own a home in a truly special place close to the island's many walks and attractions.

Furniture and white goods are available by separate negotiation.



Entrance Porch (4' 11.06" x 6' 3.98") or (1.50m x 1.93m)

Welcoming entrance porch which also serves as a utility room. Composite front door. Window to front. Terracotta tiled flooring. Painted walls. Worktop with circular stainless steel sink. Consumer unit. Washing machine. Access to lounge via 15 pane timber door.

Lounge (15' 2.28" x 14' 0.11") or (4.63m x 4.27m)

Bright, spacious lounge room with window to the front with view towards front garden. Timber flooring. Painted. Woodwarm solid multi-fuel log and coal burning stove with concrete hearth and red brick surround. The stove also supplies hot water and radiators. Recessed shelving. Access to kitchen. Stairs to upper floor.

Kitchen/Diner (12' 4.82" x 13' 10.93") or (3.78m x 4.24m)

Modern, fitted kitchen with a range of floor cupboards and contrasting worktop. Integrated oven and hob. Large, ceramic Butler's sink. Tiled splash back. Solid multi-fuel log and coal burning Charnwood stove with concrete hearth and brick surround. Patio door to rear garden. Recessed shelving.

Landing (7' 1.83" x 3' 10.85") or (2.18m x 1.19m)

Stairs lead to the upper floor landing which gives access to two bedrooms and a bathroom. Two storage cupboards (one with the hot water cylinder). Loft hatch. Timber flooring.

Bedroom 1 (13' 0.3" Max x 9' 7.75") or (3.97m Max x 2.94m)

Bright, double bedroom with a window to front boasting a beautiful view towards the sea and beyond to Skye and the Cuillins. Timber flooring. Painted. Storage cupboard over the stairs.

Bedroom 2 (12' 1.67" x 7' 2.22") or (3.70m x 2.19m)

Single bedroom with window to rear affording a view to the garden and countryside beyond. Timber flooring. Painted. Frosted window to stairwell.

Bathroom (7' 8.52" x 5' 6.54") or (2.35m x 1.69m)

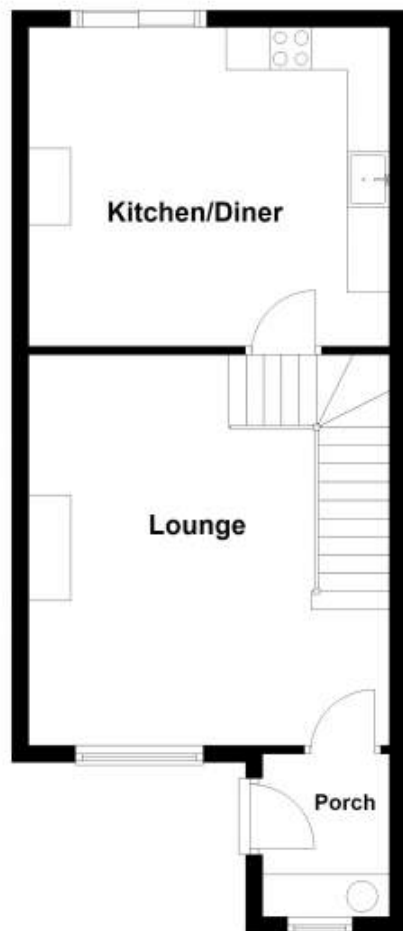
Bathroom comprising W.C., vanity wash hand basin and bath with electric Mira Sport shower over. Timber flooring. Wet wall at shower, basin and W.C. Painted. Extractor fan. Chrome, ladder-style towel rail. Window to rear.

Garden

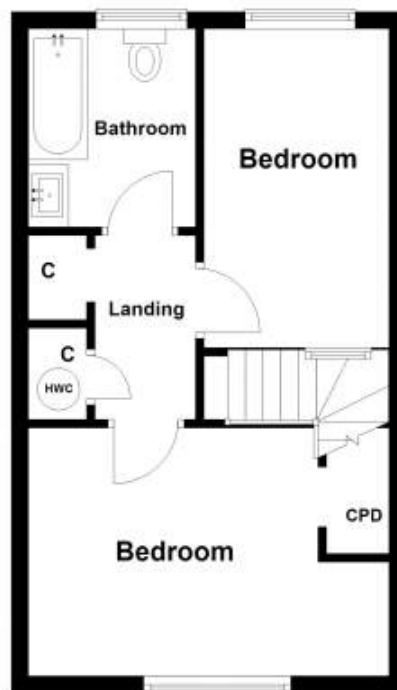
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Ground Floor



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	81	86
(69-80) C		69	(69-80) C		
(55-68) D	55		(55-68) D		
(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.