



42 Matheson Place, Portree, Isle of Skye, IV51 9JA  
Offers Over £210,000

# 42 Matheson Place, Portree, Isle of Skye, IV51 9JA

42 Matheson Place is a well presented detached three bedroom property located in a popular residential area of Portree, within easy reach of the village centre and the facilities on offer.

- Detached House
- Three Bedrooms
- Private Garden Grounds
- Off Street Parking
- Central Location
- Ideal Family Home
- Electric Central Heating

## Services

Mains Electric, Mains Drainage, Mains Water

## Tenure

Freehold

## Council tax

Band D

## Property Description

42 Matheson Place is a delightful three bedroom property occupying an elevated position, centrally located in Portree close to all amenities and facilities the village has to offer. The property has been well maintained by the current owner and is presented in walk-in condition. Dating from the early 1990s the property benefits from electric central heating, timber frame double glazing and has widespread views over Portree.

The accommodation within is set out over two floors and comprises of; entrance porch, hall, lounge/ dining room, kitchen, double bedroom and shower room on the ground floor. The first floor hosts a landing, two bedrooms and family bathroom.

Externally the property sits within well maintained private garden grounds which are mainly laid to lawn with established shrubs and bushes. The garden also hosts a timber garden shed with electricity connected and a summer house to the side of the property. Parking is available on the private driveway located to the side of the property.

42 Matheson Place would make an ideal family home



**Entrance Porch (6' 5.56" x 4' 5.15" ) or (1.97m x 1.35m)**

Vestibule accessed via a timber external door with frosted glass side panel. Window to front elevation. Consumer unit housing. Access to hallway. Laminate floor. Painted in neutral tones.

**Hallway (11' 6.98" Max x 6' 2.8" Max) or (3.53m Max x 1.90m Max)**

Hallway granting access to lounge, kitchen, shower room and bedroom with stairs leading to the first floor. Built-in storage cupboard. Under stairs storage. Laminate flooring. Painted in neutral tones.

**Lounge (22' 8.44" Max x 14' 1.68" Max) or (6.92m Max x 4.31m Max)**

Spacious dual aspect lounge with window to the front elevation and patio doors to the rear elevation. Feature fireplace. Carpeted. Painted in neutral tones.

**Kitchen (9' 9.32" x 10' 10.31" ) or (2.98m x 3.31m)**

Generously sized kitchen with window to rear elevation. Fitted with a range of wall and base units with contrasting worktop over. Stainless steel sink and drainer. Freestanding electric oven and hob. External timber door with frosted glazed panel providing access to the rear garden. Tile splash back. Laminate flooring. Painted.

**Bedroom 1 (14' 1.29" x 7' 10.09" ) or (4.30m x 2.39m)**

Dual aspect double bedroom with windows to the rear and side elevation. Built-in wardrobe. Carpeted. Painted in neutral tones.

**Shower Room (7' 9.31" Max x 6' 0.83" Max) or (2.37m Max x 1.85m Max)**

Shower room comprising shower cubicle with electric shower, W.C. and wash hand basin. Frosted window to side elevation. Chrome heated towel rail. Painted. Vinyl flooring.

**Landing (8' 11.48" Max x 5' 2.6" Max) or (2.73m Max x 1.59m Max)**

Landing providing access to two bedrooms and bathroom. Loft access hatch. Velux to rear elevation. Built-in storage cupboard housing the hot water tank. Carpeted. Painted in neutral tones.

**Bedroom 2 (11' 1.46" Max x 13' 8.17" Max) or (3.39m Max x 4.17m Max)**

Good sized double bedroom with Velux window to the front elevation. Built-in wardrobes. Carpeted. Painted in neutral tones.

**Bedroom 3 (12' 0.88" Max x 7' 9.7" Max) or (3.68m Max x 2.38m Max)**

Twin bedroom with Velux window to the front elevation. Built-in storage. Carpeted. Painted in neutral tones.

**Bathroom (8' 2.43" x 5' 6.93" ) or (2.50m x 1.70m)**

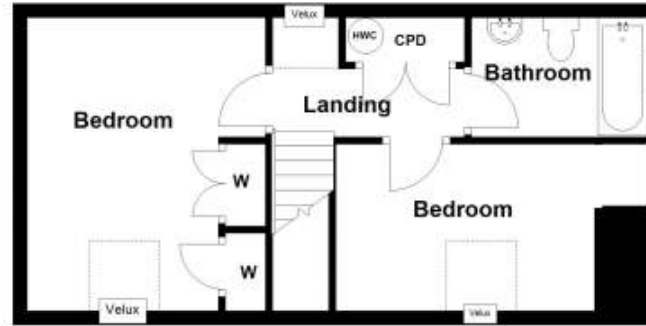
Family bathroom comprising W.C, wash hand basin and bath with electric shower over. Frosted window to side elevation. Chrome heated towel rail. Painted. Vinyl flooring. Tile splash back.



**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>	81	88
(69-80) <b>C</b>		74	(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>	51		(39-54) <b>E</b>		
(21-38) <b>F</b>			(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		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>			England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		

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.