



8 Matheson Place, Portree, Isle of Skye, IV51 9JA  
Offers Over £180,000

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

8 Matheson Place is a spacious three bedroom semi-detached property situated in a popular residential area in Portree, Skye's principal town, a short walk to all local amenities.

- Semi-detached House
- Three Bedrooms (1 en-suite)
- Oil Fired Central Heating
- Generous Garden Grounds
- Quiet Residential Area
- Detached Garage

## Services

Mains Electric, Mains Drainage, Mains Water.  
Oil fired central heating.

## Tenure

Freehold

## Council tax

Band D

## Property Description

8 Matheson Place is one of a number of similar properties in the area located within walking distance from the town centre of Portree and all amenities on offer and would make a fantastic family home or first time buyers property.

The generous living accommodation is set over two levels and comprises of entrance porch, hallway, lounge/dining room, kitchen and en-suite bedroom on the ground floor with two bedrooms and family bathroom located on the first floor. The property further benefits from double glazing throughout, oil fired central heating and detached garage.

Externally the property is set within enclosed garden grounds to the front and rear. The front garden is laid to lawn with a larger garden to the rear which is mainly paved. There is also a garage and block construction shed in the rear garden. On street parking is available to the front of the property.

8 Matheson Place 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 Porch (5' 0.63" x 4' 5.15" ) or (1.54m x 1.35m)**  
Steps lead from the road to a glazed panel UPVC door with side panel. Window to front elevation. Built in storage cupboard housing the consumer unit. Two pane door with side panel to hallway. Tile flooring. Wallpaper.

**Hallway (10' 11.5" Max x 6' 0.44" Max) or (3.34m Max x 1.84m Max)**

Hallway providing access to bedroom one and lounge with stairs leading the the first floor. Carpeted. Half v-lined/ wallpaper.

**Lounge/diner (22' 7.65" Max x 10' 11.89" Max) or (6.90m Max x 3.35m Max)**

Spacious, bright lounge with windows to front and rear elevations. Fireplace with tile hearth and surround. Space for a dining table and chairs. Carpeted. Wallpaper. Access to kitchen.

**Kitchen (15' 2.68" Max x 11' 6.19" Max) or (4.64m Max x 3.51m Max)**

Generous sized kitchen with a range of wall and base units with contrasting worktops over. Stainless steel 1 1/2 bowl sink and drainer with mixer tap. 4 ring gas hob with extractor over. Tiled splash back. Window to rear elevation. External half glazed wooden door to garden. Vinyl flooring. Wallpaper.

**Bedroom 1 (10' 7.56" Max x 8' 10.69" Max) or (3.24m Max x 2.71m Max)**

Small double bedroom with window to the front elevation. Carpeted. Painted in neutral tones. Built-in wardrobes. Access to en-suite shower room.

**En Suite (5' 8.9" x 4' 2" ) or (1.75m x 1.27m)**

En-suite shower room comprising of W.C., wash hand basin and shower cubicle with electric shower. Tiled walls. Vinyl flooring.

**Landing (8' 4" x 5' 5.75" ) or (2.54m x 1.67m)**

Providing access to two bedrooms and bathroom. Velux window at top of stairs to rear elevation. Loft access. Built in storage cupboard. Carpeted. Half v-lined/wallpaper.

**Bedroom 2 (11' 3.04" Max x 10' 11.89" Max) or (3.43m Max x 3.35m Max)**

Large double room with built in wardrobes, one housing the hot water tank. Velux window to front elevation. Carpeted. Painted.

**Bedroom 3 (9' 11.29" x 7' 9.31" ) or (3.03m x 2.37m)**

Single bedroom with a Velux window to front elevation. Carpeted. Painted. Built in wardrobe. Access to coomb storage.

**Bathroom (5' 6.93" x 6' 6.35" ) or (1.70m x 1.99m)**

Bathroom with 3 piece suite comprising of wash hand basin, W.C. and corner bath with mains shower over. Frosted window to side elevation. Half v-lined/tiled. Vinyl flooring.



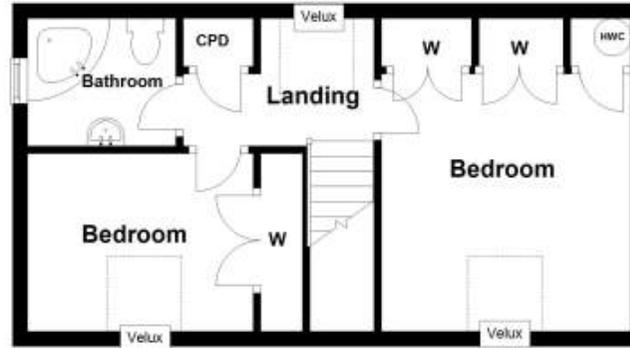
### Ground Floor

Approx. 60.2 sq. metres (648.2 sq. feet)



### First Floor

Approx. 33.9 sq. metres (364.8 sq. feet)



Total area: approx. 94.1 sq. metres (1013.0 sq. feet)

Illustrative only. Not to scale.  
Plan produced using PlanUp.



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>		
(69-80) <b>C</b>			(69-80) <b>C</b>		75
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>	54	
(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		
		62			
					82
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.