



Ascrib Place, Portree, IV51 9TF
Offers Over £205,000

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6 Ascrib Place is a tastefully presented two-bedroom, semi-detached property situated in a popular residential area in Portree, Skye's principal town, a short walk to all local amenities.

- Quiet Residential Area
- Semi Detached
- Double Glazing
- Private Garden
- Close to Centre

Services

Mains Electric, Mains Drainage, Mains Water

Tenure

Freehold

Council tax

Band C

Property Description

6 Ascrib Place is a tastefully presented two-bedroom, semi-detached property situated in a popular residential area in Portree, Skye's principal town, a short walk to all local amenities.

6 Ascrib Place is a two bedroom, semi-detached home, built in the 1990s and located within walking distance of the town centre of Portree and all amenities on offer. It would make a fantastic family home or first time buyers property.

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

Externally the property is set within neatly kept garden grounds to the front and rear. The garden is mainly laid to grass with mature plants and shrubs. The rear garden also hosts a large storage shed measuring 18ft x 8ft.

6 Ascrib Place is 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 Vestibule (3' 6.52" x 3' 1.8") or (1.08m x 0.96m)

A path leads to the upvc, half glazed front door which opens into the vestibule. Ceramic tiled flooring. Painted. Access to hallway via timber 15 pane glazed door.

Hallway (12' 1.67" x 6' 7.53") or (3.70m x 2.02m)

Welcoming hallway providing access to the lounge, kitchen and family bathroom. Laminate flooring. Painted. Under stair storage cupboard housing the hot water cylinder. There is a 2nd large, walk-in cupboard with shelving and the consumer unit. Stairs lead to upper floor.

Living/Dining Room (21' 8.24" x 12' 6.39") or (6.61m x 3.82m)

Spacious, bright lounge / diner with windows to front and rear elevations. Open fireplace with tiled hearth and wooden surround. Space for a dining table and chairs. Carpeted. Painted. Access to kitchen.

Kitchen (15' 9.37" x 9' 2.24") or (4.81m x 2.80m)

Modern fitted kitchen with a good range of wall and base units with contrasting worktop over. One and a half bowl composite sink and drainer with mixer tap. Integrated oven and hob with extractor hood over. Integrated fridge and freezer. Vinyl flooring. Painted. External door to the rear garden.

Bathroom (8' 2.03" x 5' 6.93") or (2.49m x 1.70m)

Comprising three piece white suite of W.C., wash hand basin and bath with electric shower over. Tiled at bath. Painted. Tiled flooring. Frosted window to front.

Bedroom 1 (12' 1.28" x 10' 5.98") or (3.69m x 3.20m)

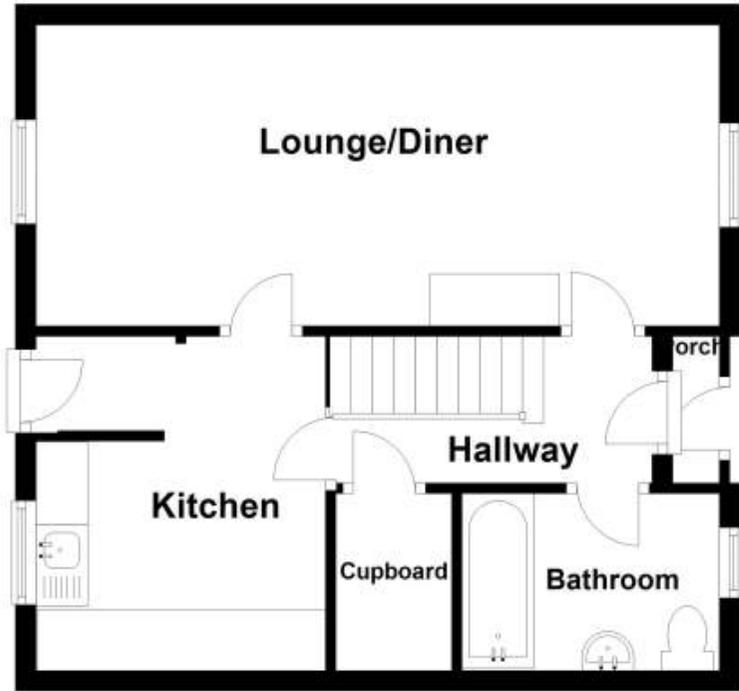
King size bedroom room with large Velux window to rear. Triple mirrored built in wardrobe. Carpeted. Painted.

Bedroom 2 (12' 1.67" x 9' 3.02") or (3.70m x 2.82m)

Spacious double bedroom with large Velux window to rear. Mirrored built-in wardrobes. Carpeted. Painted.



Ground Floor



First Floor



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



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			(69-80) C		76
(55-68) D	65		(55-68) D	58	
(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.