



Chalet No 4, Borge, Portree, Isle of Skye, IV51 9PE
Offers Over £167,000

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Chalet 4 Borge is a delightful two bedroom chalet bungalow set within a quiet residential area of four other similar properties located close to Portree and all the amenities the village has to offer.

- Detached Bungalow
- Electric Central Heating
- Two Bedrooms
- Furnished
- Close to Portree
- Ideal First Time Buyer Property

Services

Mains Electric, Mains Water

Tenure

Freehold

Council tax

Band A

Property Description

Number4 Borge is a charming two bedroom chalet/ bungalow set within a quiet residential area of four other similar properties located close to Portree and all the amenities the village has to offer.

Number 4 Borge is a bright and airy two bedroom chalet/bungalow conveniently positioned in a quiet residential area close to Portree. The accommodation within is set over one level and comprises of; Entrance Porch, Hallway, Open Plan Living/Dining Room/Kitchen, Shower Room and Two Double Bedrooms. The property further benefits from UPVC double glazing and a wet radiator electric Heatrae Sadia central heating system and neutral decor throughout.

Externally the property has a secure rear garden with a small storage shed and a larger, fenced, area to the front which is laid to grass. Parking is available at the front of the property

Number 4 Borge would make an ideal purchase for a first time buyer or as a 'buy to let' property conveniently positioned close to Portree.

The property has been freshly painted and carpeted and is being sold as seen.



Entrance Porch (3' 1.01" x 2' 8.68") or (0.94m x 0.83m)

Entrance Porch with UPVC door and windows to front and side. Tiled floor. Access to hall.

Hallway (10' 7.95" x 3' 4.16") or (3.25m x 1.02m)

Entrance hall providing access to open plan living room, shower room and two bedrooms. Carpeted. Painted. Storage cupboard housing the Heatrae Sadia central heating unit.

Open Plan Kitchen/Lounge/Dining Room (23' 7.07" x 16' 9.57" Max) or (7.19m x 5.12m Max)

Spacious, open plan living, dining and kitchen with window to front elevation and French doors to the rear leading to a raised deck area. The kitchen has a window overlooking the private rear garden and is equipped with a fridge freezer. There is ample wall and floor cupboards and space for a dining table and chairs. Laminate flooring. Painted.

Bedroom 1 (13' 10.14" x 10' 4.02") or (4.22m x 3.15m)

Large double bedroom with window to rear providing view to garden. Carpeted. Painted. Freestanding wardrobe and chest of drawers.

Shower Room (7' 2.61" x 4' 3.57") or (2.20m x 1.31m)

Modern shower room comprising of W.C., wash hand basin and walk-in shower cubicle with mains fed shower. Vinyl flooring. Tiled and painted. Loft hatch.

Bedroom 2 (10' 4.41" x 9' 3.81") or (3.16m x 2.84m)

Double bedroom with window to front. Carpeted. Painted. Freestanding wardrobe and chest of drawers.

Garden

Large area of lawn to front of property which is fenced and bordered by a large hedge. The rear garden is fully enclosed and mainly laid to lawn with a decked area at the back door. There is a small timber shed to the side providing storage.

Parking is available on the private road to the front of the property.



Ground 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	86	90
(69-80) C		69	(69-80) C		
(55-68) D	56		(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.