



37 Matheson Place, Portree, Isle of Skye, IV51 9JA
Offers Over £175,000

ISLE OF SKYE
ESTATE AGENCY

37 Matheson Place, Portree, Isle of Skye, IV51 9JA

37 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
- Electric Central Heating
- Central Location
- Off-Street Parking
- Ideal Family Home
- Front & Rear Garden

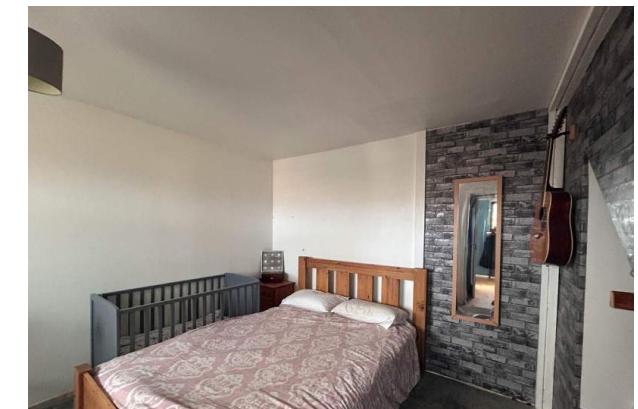
Property Description

37 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 accommodation is set over two levels and comprises of entrance porch, hallway, lounge/dining room, kitchen and bedroom on the ground floor with two bedrooms and family bathroom located on the first floor. The property further benefits from double glazing throughout, electric storage heating and off street parking.

Externally the property is set within enclosed garden grounds to the front and rear. The front garden is laid to lawn, the larger, split level rear garden is mainly laid to grass and has patio area to the side that has artificial grass laid with a large timber shed for storage. Parking is available to the front of the property on the driveway.

37 Matheson Place is conveniently located close to the centre of Portree and would make an ideal family home or first time buyers property. Viewing is highly recommended.



Services

Mains Electric, Mains Drainage, Mains Water

Tenure

Freehold

Council tax

Band Not Specified

Porch (6' 0.44" Max x 4' 5.15" Max) or (1.84m Max x 1.35m Max)

Steps lead from the road to a timber external door with side panel. Window to front elevation. Built in storage cupboard housing the consumer unit. Two pane door with side panel to hallway. Laminate flooring. Painted.

Hallway (6' 3.98" x 4' 2") or (1.93m x 1.27m)

Hallway providing access to bedroom one and lounge/dining room with stairs leading the the first floor. Laminate flooring. Painted and wallpapered.

Living/Dining Room (22' 8.05" Max x 10' 9.13" Max) or (6.91m Max x 3.28m Max)

Bright and spacious dual aspect lounge/dining room with windows to front and rear elevations. Fireplace with multifuel stove and slate hearth. Space for a dining table and chairs. Laminate flooring. Painted Access to kitchen.

Kitchen (13' 6.99" Max x 9' 6.57" Max) or (4.14m Max x 2.91m Max)

Generous sized kitchen with a range of modern wall and base units with contrasting worktops over. Stainless steel 1 1/2 bowl sink and drainer with mixer tap. integrated electric oven and hob. Windows to side and rear elevations. Built-in storage cupboard. External half glazed timber door to garden. Laminate flooring. Painted.

Bedroom 1 (13' 6.6" Max x 12' 9.54" Max) or (4.13m Max x 3.90m Max)

Double bedroom with window to the front elevation. Carpeted. Painted.

Landing (6' 7.92" Max x 5' 4.17" Max) or (2.03m Max x 1.63m Max)

Landing providing access to two bedrooms and family bathroom. Velux window at top of stairs to rear elevation. Loft access. Built in storage cupboard. Carpeted. Painted.

Bedroom 2 (10' 9.53" Max x 11' 3.83" Max) or (3.29m Max x 3.45m Max)

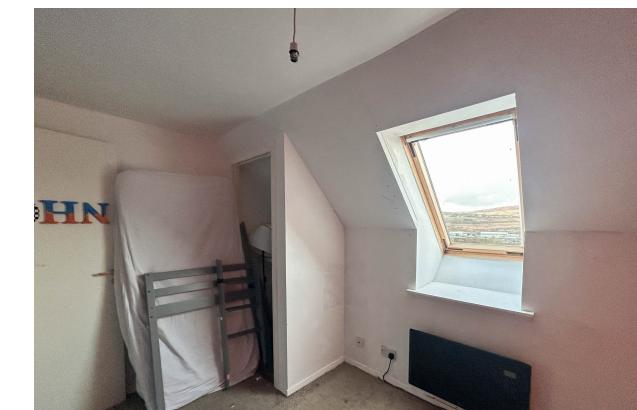
Large double room with built in wardrobes, one housing the hot water tank. Velux window to front elevation. access to coomb storage. Laminate flooring. Painted.

Bedroom 3 (10' 2.05" Max x 7' 10.49" Max) or (3.10m Max x 2.40m Max)

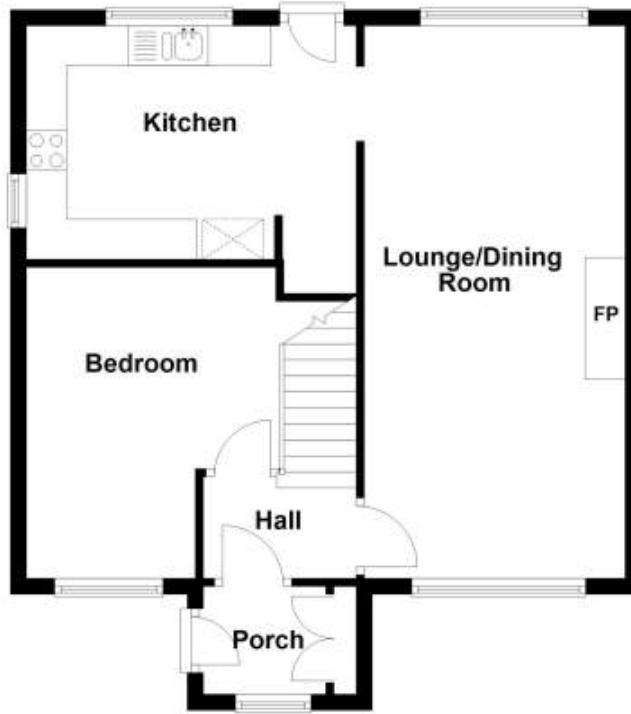
Single bedroom with a Velux window to front elevation. Carpeted. Painted. Built in wardrobe. Access to coomb storage.

Bathroom (6' 5.56" x 5' 5.75") or (1.97m x 1.67m)

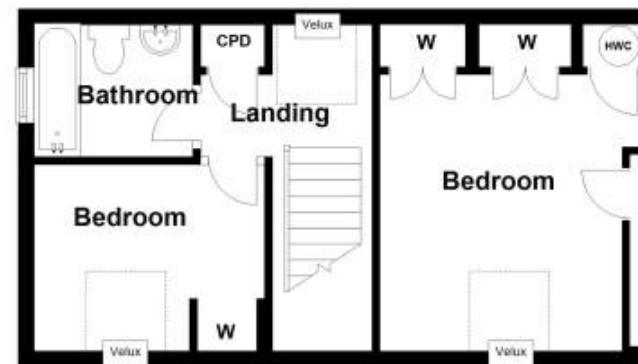
Bathroom with 3 piece suite comprising of wash hand basin, W.C. and bath with electric shower over. Frosted window to side elevation. Partially tiled/painted walls. Vinyl flooring.



Ground Floor



First Floor



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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.