



9 Glen Bernisdale, Portree, Isle of Skye, IV51 9NP  
Offers Over £195,000

# 9 Glen Bernisdale, Portree, Isle of Skye, IV51 9NP

9 Glen Bernisdale is a generously proportioned, detached three bedroom bungalow located in the peaceful crofting township of Glen Bernisdale. Set within generous, wraparound garden grounds boasting views across the surrounding countryside.

- Detached Bungalow
- Three Bedrooms (1 en-suite)
- Generous Garden Grounds
- Solid Fuel Heating & Double Glazing
- Rural Location
- Located 7 miles from Portree

## Services

Mains Electric, Mains Water. Drainage by way of septic tank.

## Tenure

Freehold

## Council tax

Band A

## Property Description

9 Glen Bernisdale is a spacious, detached bungalow located approximately 7 miles from Portree, Skye's capital, and all the amenities on offer. The property requires a degree of modernisation however would make a spacious family home.

The accommodation within comprises of; entrance vestibule, hallway, lounge/dining room, kitchen, utility, bathroom and three bedrooms, one of which has an en suite shower room. The property further benefits from double glazing, solid fuel central heating and ample built-in storage.

Externally the property is set within generous, wraparound garden grounds which are mainly laid to lawn. Parking is provided on the driveway with space available for several vehicles to the front and side of the property.

9 Glen Bernisdale will make a lovely family home in a tranquil setting and must be viewed to appreciate the views and accommodation on offer.



**Entrance Vestibule (3' 11.64" x 4' 9.87" ) or (1.21m x 1.47m)**

Entrance vestibule with glazed timber front door and side panel to front elevation. Carpeted. Wallpaper. Access to hall via glazed door with glass panel to side

**Hallway (21' 3.51" Max x 10' 9.13" ) or (6.49m Max x 3.28m)**

Hallway providing access to lounge/dining room, utility room, bathroom and three bedrooms (1 en-suite). Two built-in storage cupboards, one housing the consumer unit. Loft access hatch. Carpeted. Wallpaper.

**Lounge/diner (25' 5.51" Max x 13' 8.96" Max) or (7.76m Max x 4.19m Max)**

Dual aspect lounge/dining room with windows to the front and rear elevations. Open fireplace with tile surround and hearth. Carpeted. Woodchip wallpaper. Access to kitchen and hallway.

**Kitchen (10' 5.2" x 9' 2.24" ) or (3.18m x 2.80m)**

Fitted kitchen with a range of base units with worktop over. Stainless steel sink and drainer. Window to rear elevation. Freestanding electric oven and hob. Painted. Laminate flooring. Door to utility.

**Utility Room (7' 1.43" x 5' 1.81" ) or (2.17m x 1.57m)**

Utility room with half glazed UPVC door to rear elevation. Space for white goods. Painted. No floor covering.

**Master Bedroom (10' 11.5" Max x 11' 8.94" Max) or (3.34m Max x 3.58m Max)**

Spacious double bedroom with window to front elevation. Built in double wardrobes. Door to en-suite shower room. Painted. Carpeted.

**En Suite (7' 8.13" x 3' 6.91" ) or (2.34m x 1.09m)**

En-suite shower room comprising shower cubical with electric shower, W.C and wash hand basin. Frosted window to side elevation. Tiled walls to shower enclosure. Vinyl flooring. Painted.

**Bedroom 2 (11' 0.68" x 10' 5.59" ) or (3.37m x 3.19m)**

Double bedroom with window to rear elevation. Built-in wardrobes. Painted. No floor covering.

**Bedroom 3 (10' 11.5" x 7' 2.22" ) or (3.34m x 2.19m)**

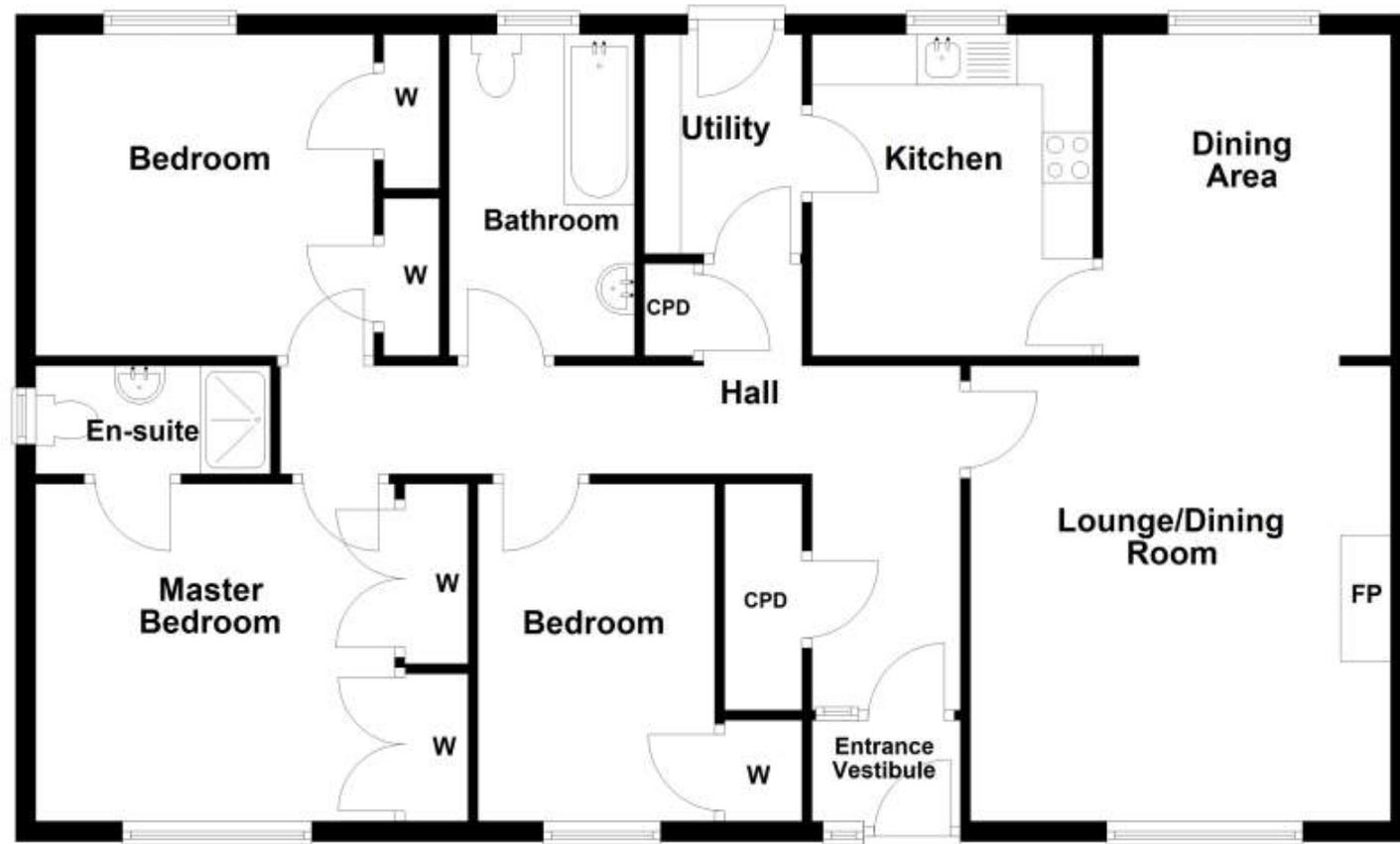
Single bedroom with window to the front elevation. Built-in wardrobe. Painted. Carpeted.

**Bathroom (10' 5.2" x 5' 1.42" ) or (3.18m x 1.56m)**

Family bathroom comprising W.C, wash hand basin and bath. Frosted window to rear elevation. Wallpaper. Vinyl flooring.



## Ground 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>		85
(69-80) <b>C</b>		76	(69-80) <b>C</b>	75	
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>	42		(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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC		<b>England, Scotland &amp; Wales</b>	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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.