



Eriskay, Achachork, Portree, Isle of Skye, IV51 9HT.
Offers Over £370,000

Eriskay, Achachork, Portree, Isle of Skye, IV51 9HT.

Eriskay is an immaculately presented four bedroom bungalow set in an elevated position boasting widespread views across to the Cuillins and Portree Bay.

- Modern Detached Bungalow
- 4 Double Bedrooms (1 en-suite)
- LPG Gas Central Heating
- Detached Garage
- Generous Garden Grounds
- Located Close to Portree
- Views Over Portree Bay and The Cuillins

Services

Mains Electric, Mains Drainage, Mains Water

Tenure

Freehold

Council tax

Band E

Property Description

The property is conveniently located approximately 2 miles from Portree and all the amenities the village has to offer. Eriskay is presented in walk-in condition and finished to a high standard with bright and airy rooms all finished in contemporary tones.

The spacious accommodation within comprises of: entrance vestibule, hallway, lounge, kitchen, utility room, dining room, conservatory, bathroom and four double bedrooms (1 en-suite). The property further benefits from UPVC and timber casement triple glazing and LPG gas central heating with ample built in storage throughout.

Externally, the property is set within neat and well maintained garden grounds extending to approximately 0.4 acres or thereby (to be confirmed by title deed). The extensive garden grounds are mainly laid to lawn with established shrubs and trees. To the side of the property is a detached garage with light and power connected. Ample parking is provided to the front and side of the property on the tarmac driveway.

Eriskay would make a beautiful family home and must be viewed to fully appreciate the standard of accommodation and views on offer.



Entrance Vestibule (7' 6.94" x 4' 6.72") or (2.31m x 1.39m)

Three steps lead to A frosted half glazed UPVC door with frosted side panel granting access into the vestibule. Window to front elevation. Painted in neutral tones. Wood flooring. Frosted fully glazed door and side panel to hallway.

Hallway (26' 6.9" Max x 16' 0.13" Max) or (8.10m Max x 4.88m Max)

Spacious hallway providing access to lounge, dining room, kitchen, bathroom and four bedrooms. Two built in storage cupboards. Sun tube. Loft access hatch to partially floored loft. Carpeted. Painted in neutral tones.

Lounge (18' 9.59" x 14' 6.02") or (5.73m x 4.42m)

Bright and airy lounge with picture window to the front elevation affording views of Portree Bay and the Cuillins. Feature fire place with wood surround and slate hearth. Shared internal window to the side elevation into conservatory. Carpeted. Painted in neutral tones. 15 pane glass door to hallway.

Dining Room (14' 3.26" x 9' 2.24") or (4.35m x 2.80m)

Dining room with 8 pane French doors with side panels into conservatory. Opening to kitchen. Carpeted. Painted in neutral tones. 15 pane glass door to hallway.

Conservatory (12' 8.76" Max x 11' 5.01" Max) or (3.88m Max x 3.48m Max)

Triple aspect conservatory with windows to front, rear and side elevation. Patio door to the front elevation leading to a paved patio area from where views of the Cuillins and Portree Bay can be enjoyed. Painted in neutral tones. Laminate flooring.

Kitchen (11' 6.19" x 9' 2.63") or (3.51m x 2.81m)

Kitchen with a generous range of wall and base units with contrasting worktop. Integrated fridge freezer, electric oven and 4-ring hob with extractor fan. Stainless steel one and a half bowl sink and drainer. Window to rear elevation. 15 pane glass doors to utility and hallway. Laminate flooring. Painted in neutral tones.

Utility Room (7' 0.65" x 5' 11.26") or (2.15m x 1.81m)

Utility room with base units and worktop over. Stainless steel sink and drainer. Window to side elevation. Consumer unit housing. Space for white goods. Built-in storage cupboard housing boiler. Half glazed timber door to rear elevation. Loft access hatch. Laminate flooring. Painted in neutral tones.

Bathroom (9' 2.63" x 5' 6.93") or (2.81m x 1.70m)

Family bathroom comprising W.C, wash hand basin, bath and shower cubical with electric shower. Frosted window to rear elevation. Tiled walls to bath and shower enclosure. Painted in neutral tones. Chrome heated towel rail. Laminate flooring.

Master Bedroom (10' 0.08" x 13' 1.09") or (3.05m x 3.99m)

Generous size master bedroom with window to the front elevation. Two built in storage cupboards. Carpeted. Painted in neutral tones. Door off to en-suite shower room.

En Suite (9' 1.84" x 3' 10.46") or (2.79m x 1.18m)

En-suite comprising of shower cubical with electric shower, W.C. and vanity wash hand basin. Frosted window to the side elevation. Tiled walls to shower enclosure. Painted in neutral tones. Laminate flooring.

Bedroom 2 (12' 9.15" x 9' 3.02") or (3.89m x 2.82m)

Double bedroom with window to the rear elevation. Built-in storage cupboard. Carpeted. Painted in neutral. TV aerial point.

Bedroom 3 (11' 3.83" x 9' 3.42") or (3.45m x 2.83m)

Good size double bedroom with window to the rear elevation. Built-in storage cupboard. Carpeted. Painted in neutral tones. TV aerial point.

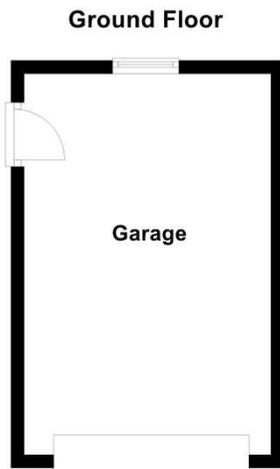
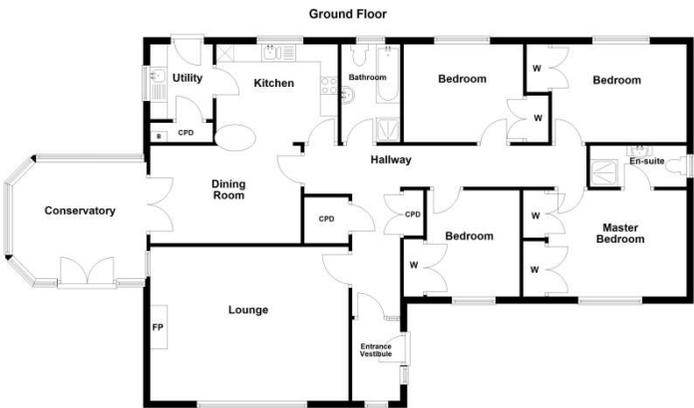
Bedroom 4 (8' 9.51" x 10' 8.35") or (2.68m x 3.26m)

Double bedroom with window to the front elevation with views of the Cuillins and Portree Bay. Built-in storage cupboard. Currently used as a home office/craft room. Laminate flooring. Painted neutral tones.

Garage (18' 9.2" x 12' 2.85") or (5.72m x 3.73m)

Detached single car garage. Up and over door to the front elevation. Pedestrian door to the side elevation. Window to the rear elevation. Concrete floor. Light and power connected.





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		73
(55-68) D		67	(55-68) D	67	
(39-54) E	49		(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.