



Aultvaid, 2b, Glen Bernisdale, Portree, Isle of Skye, IV51 9NP
Offers Over £210,000

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Aultvaid, Glen Bernisdale is a delightful, detached three bedroom bungalow located in the tranquil crofting township of Glen Bernisdale. Set within fully enclosed garden grounds boasting views across the surrounding countryside

- Detached Bungalow
- Three Bedrooms
- Oil Fired Central Heating & Double Glazing
- Private Garden Grounds
- Located Close to Portree
- Off Street Parking

Services

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

Tenure

Freehold

Council tax

Band D

Property Description

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

The accommodation within comprises of; hallway, lounge/dining room, kitchen, bathroom and three bedrooms. The property further benefits from double glazing, oil fuel central heating and ample built-in storage.

Externally the property is set within fully enclosed garden grounds which are mainly laid to lawn complimented by established trees, shrubs and bushes. Parking is provided on the driveway with space available for several vehicles to the front and side of the property.

Aultvaid, Glen Bernisdale will make a lovely family home located close to Portree and must be viewed to appreciate what is on offer.



Hallway (13' 5.81" Max x 14' 3.26" Max) or (4.11m Max x 4.35m Max)

Hallway accessed via half glazed UPVC door to front elevation. Access to lounge/dining room, kitchen, bathroom and three bedrooms. Loft access hatch. Built-in storage cupboard. Wood flooring. Painted.

Lounge/Dining Room (23' 7.46" Max x 14' 11.13" Max) or (7.20m Max x 4.55m Max)

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

Kitchen (13' 5.42" Max x 9' 0.66" Max) or (4.10m Max x 2.76m Max)

Kitchen fitted with a range of wall and base units with worktop over. Stainless steel sink and drainer. Tile splashback. Two built-in storage cupboards. Oil boiler housing. Freestanding electric oven and hob. Half glazed UPVC door to rear garden. Wallpapered. Vinyl flooring.

Bedroom 1 (14' 5.62" Max x 10' 9.13" Max) or (4.41m Max x 3.28m Max)

Generous double bedroom with window to the front elevation. Built in wardrobes. Carpeted. Painted.

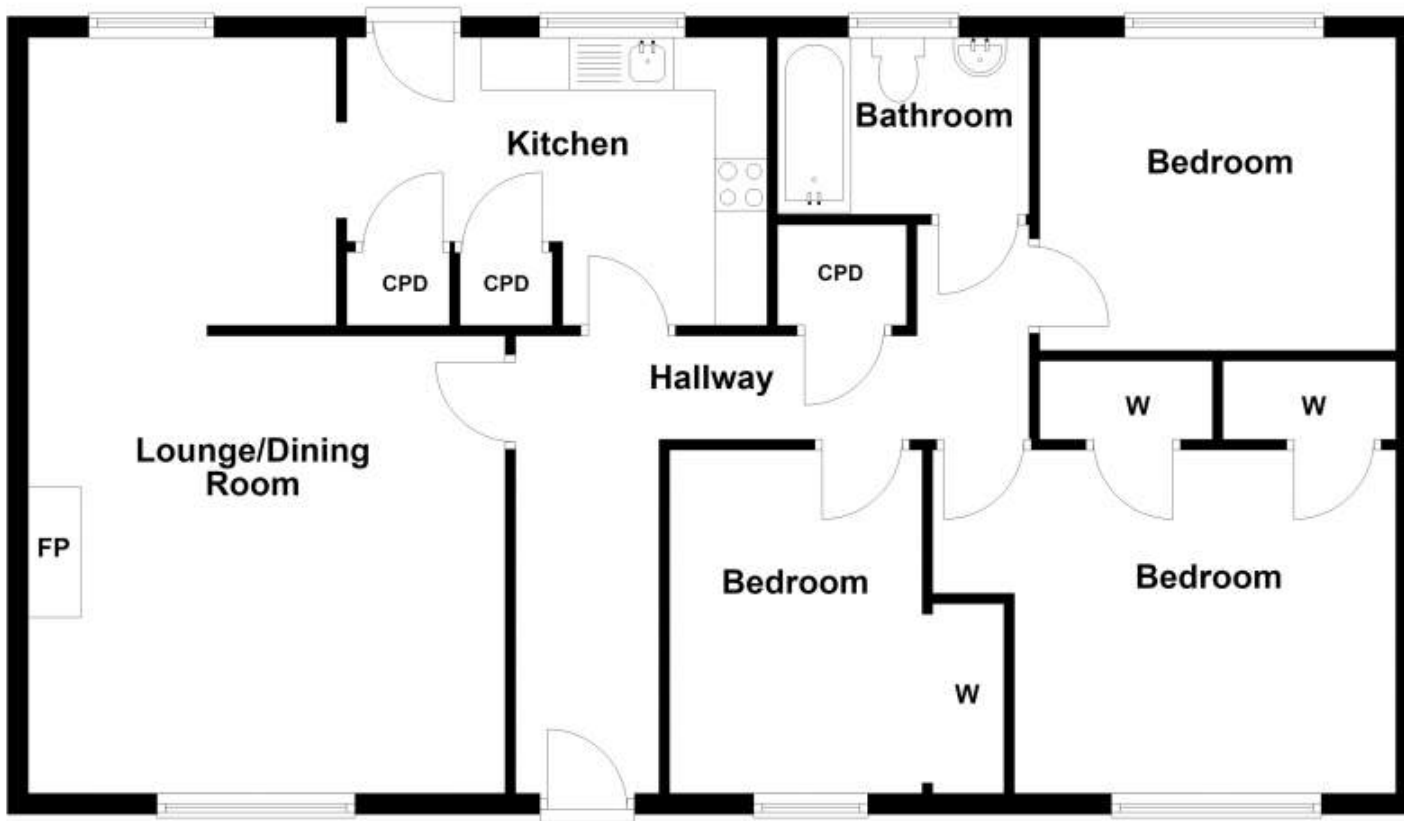
Bedroom 2 (10' 9.53" x 7' 10.88") or (3.29m x 2.41m)
Single bedroom with window to the front elevation. Built in wardrobe. Carpeted. Painted.

Bedroom 3 (11' 1.46" x 9' 9.72") or (3.39m x 2.99m)
Good sized double bedroom with window to the rear elevation. Carpeted. Painted.

Bathroom (7' 10.88" x 5' 5.75") or (2.41m x 1.67m)
Family bathroom comprising W.C, wash hand basin and bath with electric shower over. Frosted window to rear elevation. Tile splash back. Vinyl flooring. Painted.



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		
(69-80) C			(69-80) C		72
(55-68) D	58		(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.