



11 Kitson Crescent, Portree, Isle of Skye, IV51 9DP
Offers Over £240,000

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11 Kitson Crescent is a spacious four bedroom end of terrace property in a quiet, well established residential area in the heart of Portree. The property has been well maintained by the current owners and is decorated in modern, contemporary tones. The property benefits from air source central heating, a multi-fuel stove and private garden grounds.

- Four Bedroom Property
- Ideal Family Home
- Air Source Central Heating
- Close to Village Centre
- Private Garden
- Off Street Parking

Tenure

Freehold

Council tax

Band C

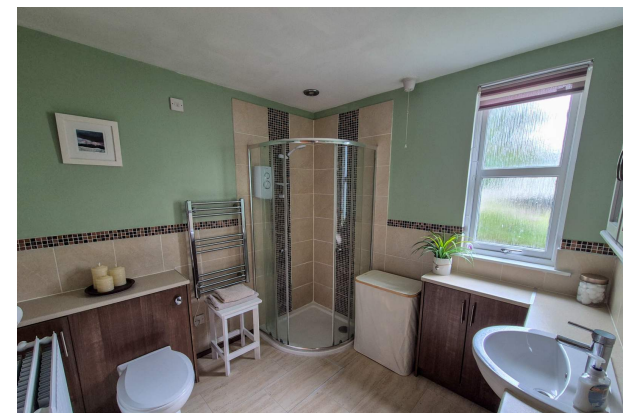
Property Description

11 Kitson Crescent is a spacious four bedroom end of terrace property in a quiet, well established residential area in the heart of Portree. The property has been well maintained by the current owners and is decorated in modern, contemporary tones. The property benefits from air source central heating, a multi-fuel stove and private garden grounds.

The accommodation is set out over two floors and comprises an entrance porch, hallway, lounge, kitchen, utility room, double bedroom and Jack and Jill shower room on the ground floor. The upper floor landing provides access to three double bedrooms and a family bathroom. A full height, fully floored loft space offers potential for conversion into further accommodation or home office, subject to obtaining the necessary planning consents. Interlinked smoke alarms have been fitted

Externally, the property sits in private garden grounds with parking provided on the gravel driveway to the front. The front garden has a path leading from the street and is laid to grass with mature shrubs and bushes. The rear garden has a private patio area with steps leading to the lawn. The raised garden affords views towards Portree Bay and is laid to grass with trees, shrubs and bushes. A timber garden shed provides storage.

11 Kitson Crescent will make a lovely family home and must be viewed to appreciate what is on offer.



Entrance Porch (3' 7" x 3' 7") or (1.10m x 1.10m)

A half glazed UPVC door leads into the porch. Tiled floor. Painted walls. Single glazed window to side elevation. One step up to a 15 pane timber door giving access to hall.

Hallway (11' 4" x 6' 4") or (3.45m x 1.92m)

Hallway providing access to the lounge and double bedroom. Stairs lead to the upper floor. Under stair cupboard with consumer unit. Laminate flooring. Wallpapered and painted.

Lounge (14' 6" x 13' 7") or (4.41m x 4.14m)

Large lounge / diner with bay window to the front elevation giving a view to the front garden and Portree Bay. Multi-fuel stove with slate hearth. Laminate flooring. Wallpapered.

Kitchen (13' 5" x 9' 11") or (4.10m x 3.02m)

Modern fitted kitchen with a range of floor and wall units and contrasting worktop. Integrated double oven and hob. with extractor hood. Breakfast bar. Stainless steel 1 1/2 bowl sink and drainer. Tiled splash back. Vinyl flooring. Painted. Access to utility and lounge.

Utility Room (8' 0" x 8' 6") or (2.44m x 2.60m)

Utility room with a range of floor units and a stainless steel sink and drainer. Space for washing machine and tumble dryer. Window and UPVC glazed door to rear elevation. Loft hatch. Access to kitchen and Jack & Jill shower room.

Bedroom 1 (11' 3" x 10' 0") or (3.42m x 3.06m)

Bright, spacious double bedroom with window to the side elevation. Carpeted. Painted. Access to a Jack & Jill shower room.

Bedroom 1 En suite (8' 0" x 8' 11") or (2.45m x 2.73m)

Modern, spacious shower room comprising a quadrant shower unit with electric shower. vanity wash hand basin and W.C. Frosted window to side elevation. Tiled and painted walls. Vinyl flooring. Chrome, heated towel rail. Extractor.

Landing (8' 8" x 6' 2") or (2.64m x 1.87m)

Providing access to three double bedrooms and a family bathroom. Airing cupboard housing the hot water cylinder. Loft hatch with pull down ladder. Carpeted and painted.

Bedroom 2 (9' 11" x 10' 3") or (3.03m x 3.13m)

Double bedroom with window to rear elevation affording a view to the garden. Carpeted. Wallpapered. Built-in wardrobe.

Bathroom (10' 1" x 5' 4") or (3.08m x 1.63m)

Family bathroom comprising W.C., vanity wash hand basin and bath with mains powered shower over. Frosted window to rear elevation. Vinyl flooring. Tiled at bath, basin and W.C. Painted. Wall mounted electric fan heater.

Bedroom 3 (13' 8" x 8' 11") or (4.16m x 2.71m)

Large double bedroom with window to the rear giving a view to the garden. Laminate flooring. Painted in a neutral palette.

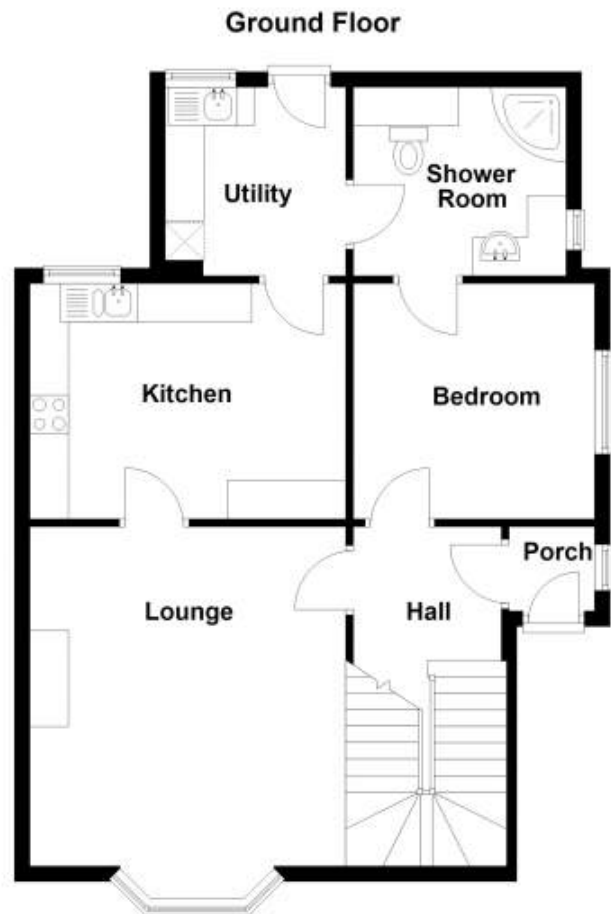
Bedroom 4 (13' 7" x 10' 11") or (4.13m x 3.32m)

Bright, large double bedroom with two windows to the front elevation affording a view towards Portree Bay and Dun Caan on Raasay. Carpeted. Painted in soft neutral tones.

Garden

The property sits in private garden grounds with parking provided on the gravel driveway to the front. The front garden has a path leading from the street and is laid to grass with mature shrubs and bushes. The rear garden has a private patio area with steps leading to the lawn. The raised garden affords views towards Portree Bay and is laid to grass with trees, shrubs and bushes. A timber garden shed provides storage.





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		93
(81-91) B			(81-91) B	91	
(69-80) C		72	(69-80) C		
(55-68) D	65		(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.