



5 Coolin Drive, Portree, IV51 9DN
Offers Over £205,000

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5 Coolin Drive is a delightful two bedroom semi-detached bungalow located in a quiet residential area of Portree affording views towards Fingal's Seat, Portree Bay and the Cuillins.

- Semi-Detached Bungalow
- Two Bedrooms
- Private Garden Grounds
- UPVC Double Glazing
- Close to Town Centre

Services

Mains Electric, Mains Drainage, Mains Water, Air Source Heating and Solar Panels

Tenure

Freehold

Council tax

Band C

Property Description

5 Coolin Drive is a delightful two bedroom semi-detached bungalow located in a quiet residential area of Portree affording views towards Portree Harbour, Bay and the Cuillins.

5 Coolin Drive is a two bedroom semi-detached bungalow located in a popular residential area in the centre of Portree boasting views towards Portree Harbour and the Cuillins. The property has been lovingly maintained and would make a fantastic first time buyers property or comfortable family home located within walking distance of all local amenities.

The accommodation within is set out over one level and comprises; entrance vestibule, hallway, lounge/diner, shower room, kitchen, utility room and two double bedrooms. The property further benefits from double glazing, air source central heating and solar panels on a feed back tariff with the supplier.

Externally the property boasts a small, low maintenance garden to the front and a larger, private garden to the rear. The rear garden is mainly laid to grass with a patio area. Gated access is provided at the side of the property.

5 Coolin Drive is conveniently positioned close to the centre of Portree and would make an ideal family home or first time buyers property.

A building warrant and full planning is in place for extending the property. Full details can be provided on request.

Viewing is highly recommended.



Entrance Vestibule (4' 9" x 3' 5") or (1.46m x 1.03m)

Bright vestibule with half-glazed UPVC entrance door with view towards Portree harbour and beyond. Laminate flooring. Painted. Access to hall.

Hallway (11' 1" x 3' 5") or (3.38m x 1.04m)

Hallway providing access to lounge, two double bedrooms and shower room. Part glazed door from vestibule. Laminate flooring. Painted.

Lounge/diner (15' 11" x 10' 4") or (4.86m x 3.15m)

Bright, spacious lounge diner with window to front boasting stunning views towards Portree harbour and the Cuillins. Wood-burning stove with slate hearth and timber mantel. Recessed shelving beside stove. Laminate flooring. Painted in modern, neutral tones.

Kitchen (6' 5" x 9' 6") or (1.96m x 2.89m)

Compact kitchen with a good range of floor and wall units and contrasting worktop. Window to rear with view to garden. Free-standing cooker with extractor hood. Space for washing machine and tumble dryer. Access to rear porch.

Bedroom 1 (11' 3" x 11' 10") or (3.43m x 3.60m)

Double bedroom with window to front affording views towards Portree harbour and the Cuillins. Laminate flooring. Painted. Cupboard housing the consumer unit.

Bedroom 2 (11' 3" x 10' 7") or (3.43m x 3.22m)

Double bedroom with window to rear giving view to garden. Laminate flooring. Painted.

Shower Room (6' 4" x 5' 4") or (1.94m x 1.63m)

Shower room comprising W.C, vanity wash hand basin and shower cubicle with electric Mora Sport shower. Frosted window to rear. Tiled walls. Wet wall at shower. Vinyl flooring. Chrome, heated towel rail. Extractor fan. Loft hatch.

Rear Porch (4' 2" x 3' 4") or (1.28m x 1.02m)

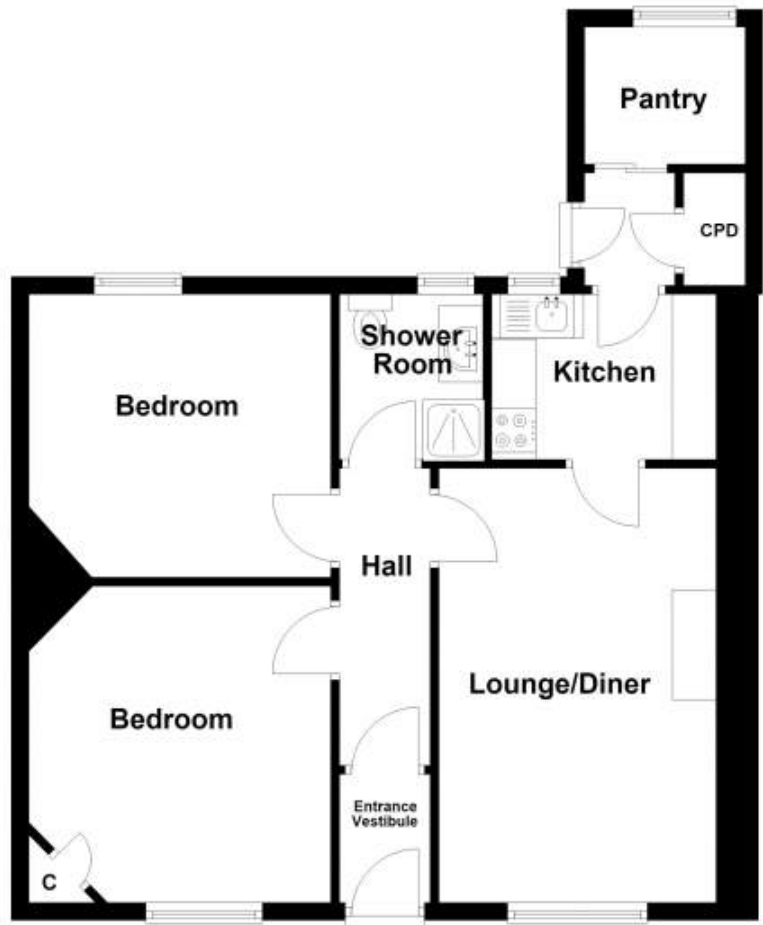
Rear porch providing access to garden via half-glazed UPVC door. Shelved storage cupboard. Vinyl flooring. Wallpapered. Access to large walk-in pantry with window to rear and space for white goods.

Garden

The property boasts a well kept, low maintenance garden to the front with steps leading from the street to the front door. The private garden to the rear is mainly laid to grass with a patio area. Gated access is provided at the side of the property.



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	95	96
(81-91) B	82	86	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(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 (CO ₂) emissions. The higher the rating the less impact it has on the environment.		