



Glenrose, 10a Shulishader Beag, Portree, Isle of Skye, IV51 9ES
Offers Over £205,000

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Glenrose is a delightful two double bedroom semi-detached bungalow set within a quiet residential area of Portree, conveniently located within easy walking distance of the village and all amenities on offer.

- Semi-Detached Bungalow
- Two Double Bedrooms
- Private Garden Grounds
- Electric Heating & Triple/double Glazing
- Off Street Parking
- Central Location in Portree
- Ideal First Time Buyers Property

Services

Mains Electric, Mains Drainage, Mains Water

Tenure

Freehold

Council tax

Band C

Property Description

Glenrose, 10a Shulishader Beag is a spacious two-bedroom semi-detached property located in a desirable residential area of Portree. The property is ideally positioned within walking distance from all the amenities on offer and would make a fantastic first-time buyers property.

The accommodation within is set out over one level and comprises of: entrance vestibule, hallway, kitchen, lounge, sun room, shower room and two double bedrooms. The property offers spacious living accommodation and further benefits from electric heating heating, mixed UPVC triple and double glazing and ample built-in storage.

Externally the property is set within neat garden grounds which are mainly laid to grass with established shrubs and bushes bordering the rear garden. Off street parking is available via the gravel driveway to the side of the property.

Glenrose is a wonderful property conveniently positioned in the centre of Portree and must be viewed to appreciate what is on offer.



Vestibule (3' 7" x 3' 7") or (1.10m x 1.08m)

Accessed via a half glazed UPVC door to side elevation. Painted in neutral tones. Vinyl flooring. Door to hallway.

Hallway (12' 6" Max x 5' 9" Max) or (3.81m Max x 1.74m Max)

Hallway granting access to lounge, kitchen, two bedrooms, shower room and vestibule. Built-in storage cupboard. Loft access hatch. Carpeted. Painted in neutral tones.

Lounge (16' 0" Max x 12' 2" Max) or (4.87m Max x 3.70m Max)

Good size lounge with sliding doors to the rear leading into the sun room. Feature fireplace with tile surround and hearth. Painted in neutral tones. Karndean flooring.

Sun Room (10' 9" x 7' 7") or (3.28m x 2.32m)

Triple aspect sun room with windows to the side and rear elevations. Patio doors to side providing access to the rear garden. Painted in neutral tones. Vinyl flooring.

Kitchen (11' 0" x 8' 1") or (3.36m x 2.47m)

Kitchen fitted with with a good range of wall and base units with contrasting worktop over. Stainless steel sink and drainer. 2-ring electric hob. Window to the front elevation. Half glazed UPVC door to front elevation. Painted walls. Karndean flooring. Door through to hallway.

Bedroom 1 (12' 1" Max x 12' 2" Max) or (3.68m Max x 3.70m Max)

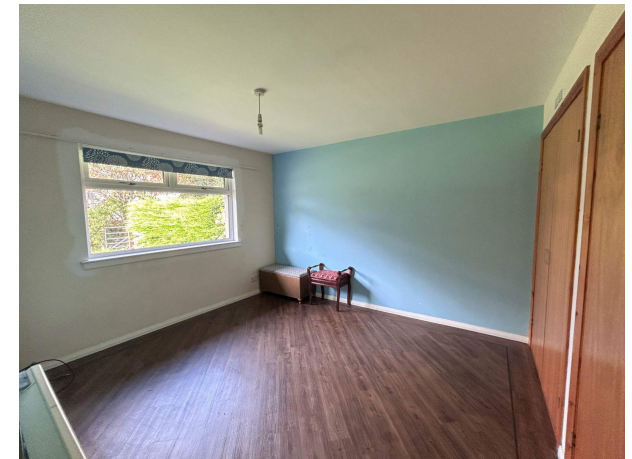
Spacious double bedroom with window to the front elevation. Built-in wardrobes housing the hot water tank. Karndean flooring. Painted walls.

Bedroom 2 (9' 11" x 9' 5") or (3.03m x 2.88m)

Double bedroom with window to the rear elevation. Built-in wardrobe. Chipboard floor. Painted walls.

Shower Room (6' 6" x 5' 7") or (1.97m x 1.69m)

Shower room comprising W.C., wash hand basin and disabled access shower (electric). Respatex wet wall. Vinyl flooring. Frosted window to side elevation. Painted walls.



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	83	90
(69-80) C		78	(69-80) C		
(55-68) D	57		(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.