



3 Fisherfield, Viewfield Road, Portree, IV51 9EU

OFFERS OVER £475,000

Delightfully situated on the shore of Loch Portree, 3 Fisherfield is a versatile 4 bedroom (2 en-suite), detached property set within generous well-established garden grounds extending to approximately 1 acre. This spacious property enjoys stunning unrestricted views across the loch and is in the popular Portree area of Viewfield Road. Offered in excellent order throughout the property is currently configured to offer two bedroom ground floor accommodation with a successful two bedroom self-catering letting apartment on the upper floor.

Conveniently located just minutes from all amenities in Portree, this property offers the opportunity to purchase a spacious home in a sought-after location with business potential.

Property comprises of: Ground Floor: Entrance Vestibule, Hallway, Lounge/Dining Room, Kitchen/Breakfast Room, Bathroom, Two Bedrooms, Jack & Jill Shower Room, Bathroom

First Floor: Open-Plan Lounge/Dining Room/Kitchen, Two Bedrooms (1 en-suite), Bathroom

External: Extensive Garden Grounds, Timber Shed, Metal Store, Wendy House

LOCATION: Set round a natural harbour, Portree is a bustling port and thriving business and cultural centre and offers a wide range of shops, services and leisure facilities. It is also a cultural focal point for Skye, with year-round concerts, theatre and cinema, art and craft exhibitions and workshops. The town makes a great base for exploring the outstanding beauty of the Trotternish Ridge, the Old Man of Storr, Kilt Rock and the Quirang to the north and, to the south, the imposing Cuillin Mountains which offer both gentle and challenging climbing and walking for the world's outdoor enthusiasts.





ACCOMMODATION: 3 Fisherfield was completed in 2008 and extends to some 208m², the property benefits from uPVC double glazing and oil-fired central heating via a Grant Euroflame external boiler to thermostatically controlled radiators throughout. The lower floor of the property is configured to provide 2 bedroom accommodation whilst the upper floor is currently a successful self-catering let, the upper floor could be incorporated into the main house if required. The generous mature garden grounds offer a degree of privacy and an idyllic space to soak in the stunning loch views.

ENTRANCE VESTIBULE: 5' 1" x 4' 2" (1.54m x 1.27m) Half glazed uPVC door with glazed side panel, window to front elevation, radiator, wood laminate flooring, access to hallway, stair to upper floor:

HALLWAY: Half frosted glazed door with frosted glazed side panel, built-in double cupboard with sliding doors, two radiators, fitted carpet, access to lounge/dining room, kitchen/breakfast room, bathroom, two bedrooms:

LOUNGE/DINING ROOM: 17' 11" x 13' 6" (5.45m x 4.11m) Half frosted glazed door with frosted glazed side panel enters this dual aspect room, picture window to front elevation, window to side elevation both with views of Loch Portree, two radiators, oak flooring.

KITCHEN/BREAKFAST ROOM: 11' 1" x 11' 10" (3.38m x 3.60m) A dual aspect room with window to side elevation with loch views and window to rear elevation, extensive range of contemporary wall and base units with worktop over, 1.5 bowl stainless steel sink, integrated oven with hob and stainless-steel extractor over, space for fridge/freezer, downlights, radiator, wood laminate flooring, ample space for table and chairs, access to utility room:

UTILITY ROOM: 7' 1" x 6' 0" (2.15m x 1.83m) Wall cupboards, worktop with space and plumbing under for washing machine and tumble drier, radiator, wood laminate flooring, uPVC door to rear elevation with glazed panel.

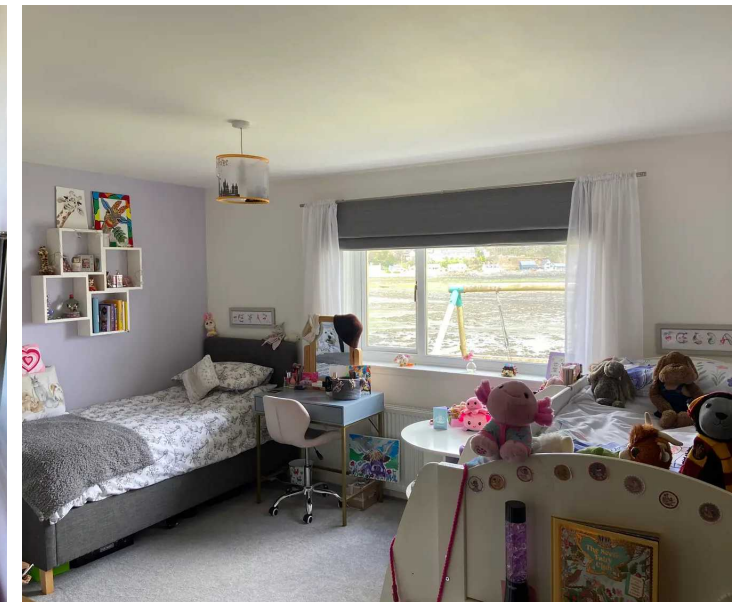


BATHROOM: 9' 0" x 8' 10" (2.75m x 2.70m) Frosted window to rear elevation, shower cubicle, bath, pedestal wash hand basin, WC, built-in cupboard, ladder radiator, ceramic tile floor.

BEDROOM 1: 12' 2" x 9' 1" (3.70m x 2.77m) Window to rear elevation, double built-in wardrobe with smoke mirror doors, radiator, fitted carpet, access to Jack & Jill shower room:

JACK & JILL SHOWER ROOM: 8' 3" x 5' 10" (2.52m x 1.78m) Sliding door, frosted window to side elevation, large shower cubicle, vanity wash hand basin

BEDROOM 2: 14' 5" x 13' 4" (4.39m x 4.06m) (Dimensions at widest point) Window to front elevation with loch views, double built-in wardrobe with sliding doors, radiator, fitted carpet, access to Jack & Jill shower room



STAIRS & UPPER LANDING: Carpeted stairs rise to the carpeted upper landing, access to open plan living:

OPEN-PLAN LOUNGE/DINING/KITCHEN Half-glazed door enters a spacious 'L' shape room, wood laminate flooring:

Lounge/Dining Area 23' 10" x 13' 6" (7.27m x 4.11m) (Dimensions under coomb) Velux to front elevation, window to front elevation both with loch views, two radiators, access to kitchen area, hallway:

Kitchen/Breakfast area: 13' 0" x 11' 4" (3.97m x 3.45m) (Dimension under coomb) Open access, window to side elevation with loch views, range of contemporary base units with worktop over, stainless steel sink, integrated oven with hob and stainless-steel extractor over, space for fridge/freezer, space and plumbing for washing machine, tiling to splash backs, ample space for table and chairs:





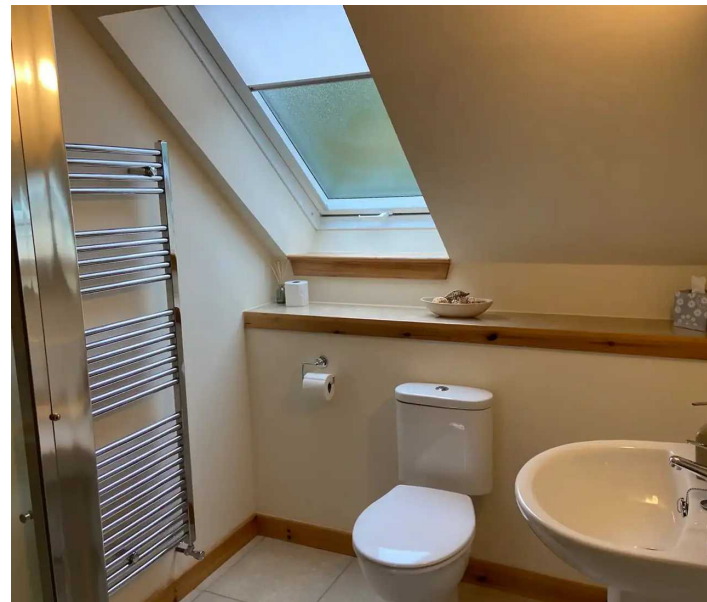
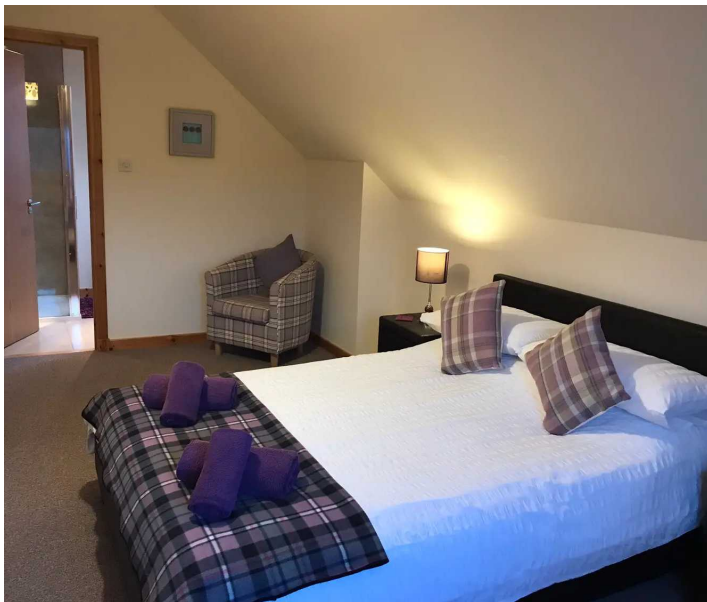
INNER HALLWAY : Open access, two built-in cupboards, fitted carpet, access to two bedrooms, bathroom:

BATHROOM: 9' 1" x 7' 7" (2.78m x 2.32m) (Dimension under coomb) Velux window to rear elevation, bath, shower cubicle, pedestal wash hand basin, WC, ladder radiator, ceramic tile floor.

BEDROOM 3: 16' 4" x 12' 10" (4.98m x 3.90m) (Dimension at widest point, under coomb) Window to side elevation with loch views, built-in cupboard, radiator, fitted carpet, access to en-suite:

En- Suite: 9' 1" x 5' 11" (2.78m x 1.80m) (Dimensions under coomb) Frosted window to rear elevation, shower cubicle, pedestal wash hand basin, WC, ladder radiator, ceramic tile floor.

BEDROOM 4: 14' 4" x 13' 5" (4.38m x 4.09m) (Dimensions under coomb) Window to front elevation with loch views, built-in cupboard, radiator, fitted carpet, access to en-suite:





EXTERNAL:

GARDEN GROUNDS: 3 Fisherfield is accessed via a chipped shared driveway from Viewfield Road, leads to a tarmacadam driveway which meanders down through the garden grounds to the parking area and property, a pedestrian ramp from the parking area gives access to the house, the well-maintained and generous mature garden of approximately 1 acre (to be confirmed by Title Plan) are of a sloping nature and are laid mainly to grass with mature planting.

TIMBER SHED, METAL STORE, WENDY HOUSE

EXTRAS: Included in the sale are integrated appliances and all fitted floor coverings.

SERVICES: Mains electricity, mains drainage, mains water.

EPC Rating: C (76)

COUNCIL TAX: Band E

HOME REPORT: Contact the RE/MAX Skye office.

DIRECTIONS: Follow the A87 north to Portree when entering Portree passing Skye Candles on your left and continue, 3 Fisherfield is situated on your right immediately before the petrol station, follow the shared driveway down to the property.

ENTRY: At a date to be mutually agreed.

VIEWING: Viewing of this property is essential. Viewing can be arranged by calling RE/MAX Skye on 01471 822900 or by e-mailing info@remax-skye.net.





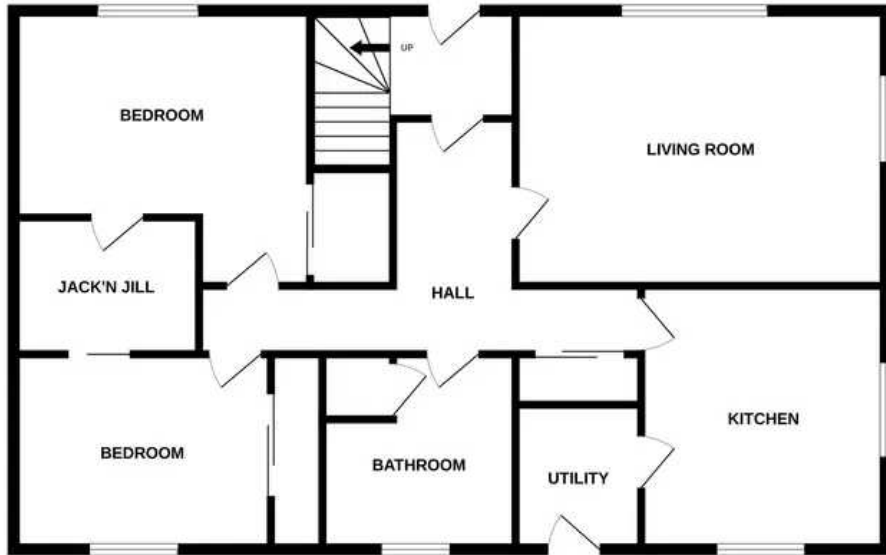
OFFERS: Should be submitted in proper legal Scottish form to RE/MAX Skye Estate Agents, Garbh Chriochan, Teangue, Isle of Skye IV44 8RE - Email info@remax-skye.net

INTEREST: It is important that your solicitor notifies this office of interest to you otherwise the property may be sold without your knowledge.

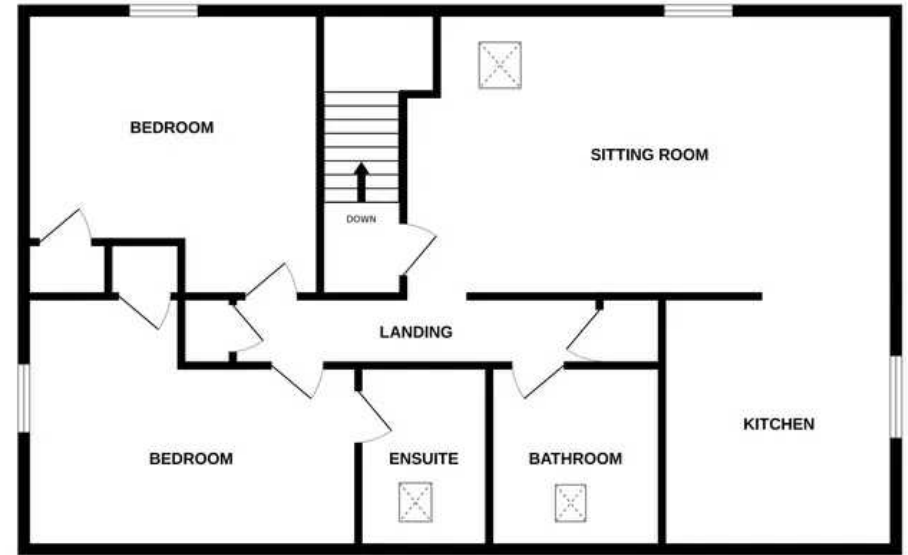
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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