



1 Suladale, Portree, IV51 9PA

Offers Over £345,000

REF: HSPC





Located in the hamlet of Suladale, this immaculate four/five-bedroom bungalow is a twenty minute drive from the highly popular town of Portree on the famous misty Isle of Skye. The property benefits from fiber optic broadband, oil-fired central heating complimented by an open fire in the lounge, generous garden ground and enjoys uninterrupted views across unspoiled countryside.

With ample storage and well-proportioned rooms, this property represents an ideal home for someone looking for a quiet tranquil rural location with nearby town facilities. Only by viewing can you fully appreciate this delightful property which is in walk in condition, the stunning views on offer and the delightful location.

The accommodation consists of:- entrance vestibule with large cupboard with space for dryer and plumbing for a washing machine; inner hall with large store cupboard; front facing lounge with an open fire set in a wood surround providing a welcoming focal point; a well-appointed kitchen with a good selection of base and wall mounted units, complementary work tops, free standing electric cooker, dish washer, space for fridge/freezer and ample room for informal dining; Master bedroom with double fitted mirrored wardrobes and en-suit facilities comprising a WC, wash hand basin and mains fed shower with rain forest head and body spray, four further bedrooms, one currently utilised as an office, fully tiled family bathroom comprising a three piece suite with electric powered shower over the bath.

The property sits in a good-sized plot extending to approximately 0.6 of an acre, mainly laid to grass with a good selection of mature trees, shrubs and bushes. A driveway leads to a parking/turning area and on to the garage which has light, power and an up & over door.

Suladale is approximately 20 minutes' drive from the excellent facilities on offer in Portree High Street and Somerled Square, which include a supermarket, bank, butcher, baker, various hotels and restaurants along with a small range of retail outlets. Portree also has a cottage hospital, community centre, library and swimming pool. Primary education is available at nearby MacDiarmid Primary School with secondary education provided in Portree to which bus transportation is available daily. The area is also a highly popular tourist destination with an excellent range of outdoor activities available on your doorstep.

Inverness, the main business and commercial centre in the Highlands is approximately 120 miles away and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.

<b>Entrance Vestibule</b>	<b>2.02m x 1.80m (6'8 x 5'11)</b>	<b>Bedroom 4</b>	<b>3.70m x 2.95m (12'2 x 9'8)</b>
<b>Kitchen/Diner</b>	<b>5.98m x 3.02m (19'6 x 9'11)</b>	<b>Bedroom 5</b>	<b>4.07m x 3.46m (13'3 x 11'3)</b>
<b>Lounge</b>	<b>5.68m x 4.99m (18'8 x 16'3)</b>	<b>Bathroom</b>	<b>3.00m x 1.71m (9'9 x 5'6)</b>
<b>Bedroom 1</b>	<b>4.14m x 2.63m (13'6 x 8'8)</b>	<b>En-suite</b>	<b>2.64m x 1.41m (8'8 x 4'8)</b>
<b>Bedroom 2</b>	<b>3.01m x 2.73m (9'11 x 8'11)</b>	<b>Utility</b>	<b>2.09m x 1.00m (6'9 x 3'3)</b>
<b>Bedroom 3</b>	<b>2.40m x 3.41m (7'9 x 11'2)</b>		



### General

All floor coverings, blinds, dish washer and cooker are included in the asking price.

### Services

Mains water & electric, septic tank, and oil tank.

### Council Tax

Council Tax Band E

### EPC Rating

D

### Post Code

IV51 9PA

### Entry

By mutual agreement.

### Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

### Reference

EC/JD/SWEE0045/1

### Price

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### Directions

From Portree take the A87 towards Uig, eventually keeping left, sign posted Dunvegan. Just by the Skye Riding School sign turn left and the property is the first on the right

If you are thinking of selling your property, we offer a FREE Valuation.  
Please call our Property Department on 01463 235559 for further details.

