



19 Borve, Portree, ISLE OF SKYE, IV51 9PE

Offers Over £470,000

REF: 61012





description

This bright, spacious four bedroom property is located in the hamlet of Borve, within a few minutes drive of the highly popular town of Portree on the famous misty Isle of Skye. In immaculate condition throughout the property, benefits from engineered oak flooring to the ground floor, Hive controlled oil fired central heating complemented by a wood burning stove in the lounge, a studio/work space and enjoys panoramic stunning views across uninterrupted countryside. With ample storage, well-proportioned rooms and decorated in calming pastel tones, this property represents an ideal home for someone looking for a tranquil, rural lifestyle with nearby town facilities. Given its internal layout, part of this property could be sectioned off to create a separate letting unit.

Viewing is highly recommended to fully appreciate this delightful versatile property and enviable location.

The accommodation consists of: entrance vestibule with slate flooring; hallway with open tread stairway leading to the upper floor; lounge with a wood burning stove providing a welcoming focal point and enjoying the stunning countryside views; a well appointed kitchen with a good selection of solid oak units with complementary work top and splash back, induction hob, electric oven, integrated microwave, space for fridge freezer and dishwasher and open plan to the dining area which has a large pantry; family/dining room which in turn has patio doors opening to decking; double bedroom; wet room comprising a WC, wash hand basin and mains fed shower with forest head and body spray; utility with base and sink unit, ceiling suspended clothes dryer and space for washing machine and dryer; studio/workshop, a bright spacious versatile room, currently utilised as a hair salon, with wood flooring and store room/kitchen; on the upper floor is the master bedroom with double fitted wardrobes and en-suite facilities comprising a WC, wash hand basin and mains fed shower; three further double bedrooms all with fitted wardrobes and bathroom comprising a WC, wash hand basin and free standing bath.

The property sits in a large South West facing garden, mainly laid to grass and well populated with mature shrubs and bushes. A gentle stream running through the garden provides a calming focal point while the various patio and decked areas provide ideal venues for al fresco dining or where you can sit and appreciate your tranquil surroundings. There is also a substance garden shed and woodstore. A gated driveway to the side of the property leads to a parking/turning area.

The property is within very easy reach of Portree with Somerled Square and the High Street offering an excellent range of facilities 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 in nearby MacDiarmid Primary School with Secondary education provided at Portree High School. 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 110 miles away and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.



Entrance Vestibule	2.49m x 2.08m (8'2 x 6'9)
Hall	5.47m x 4.08m (17'11 x 13'5)
Kitchen	5.47m x 3.10m (17'11 x 10'2)
Utility	3.02m x 1.70m (9'11 x 5'6)
Dining	4.28m x 3.03m (14'0 x 9'11)
Family/Dining	4.53m x 3.16m (14'9 x 10'3)
Lounge	5.33m x 4.25m (17'6 x 13'11)
Rear Hall	2.15m x 1.82m (7'0 x 6'0)
Bedroom 1	3.20m x 2.38m (10'6 x 7'9)

En-suite	2.07m x 1.89m (6'9 x 6'2)
Bedroom 2	5.77m x 4.34m (18'11 x 14'3)
Bedroom 3	5.71m x 3.04m (18'9 x 10'0)
Bedroom 4	6.24m x 4.10m (20'6 x 13'5)
Bathroom	3.27m x 1.85m (10'9 x 6'0)
Wet Room	1.94m x 1.93m (6'3 x 6'3)
Studio Apartment	5.82m x 5.33m (19'0 x 17'6)
Wood Shed	4.06m x 2.77m (13'3 x 9'0)







General

All floor coverings, light fittings, fridge freezer and washing machine are included in the asking price. Some items of furnishings and a ride on mower may be made available by separate negotiation.

Services

Mains water and electric. Septic tank and oil tank.

Council Tax

Council Tax Band F

EPC Rating

D

Post Code

IV51 9PE

Entry

By mutual agreement

Viewing

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

Reference

EC/JD/ASKI0091/1

Price

Offers Over £470,000

Directions

From Portree take the Uig Road, as you enter Borve, take the second entrance to Borve on the right and continue around until you reach the property on your left hand side.

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



