



**Braedownie, 28 Viewfield Square, Portree, ISLE OF SKYE, IV51 9HB**

**Offers Over £270,000**

**REF: 61016**







## *description*

Located in a quiet cul de sac in the highly popular town of Portree on the famous misty Isle of Skye, this spacious, unique property is close to all the excellent facilities on offer in the town and surrounding area. The property is located on the top two floors of a large C listed building and has been upgraded over the years yet retains much of its original charm and character. The property currently benefits from oil fired central heating, a combination of glazing and a private rear garden. With ample storage and very well proportioned, versatile living space, this property represents an ideal family home.

Only by viewing can you fully appreciate the living space on offer and the convenient location.

The accommodation consists of: an entrance vestibule with tiled flooring and stairs leading to the main dwelling; a hallway with store cupboard; a well appointed kitchen with a selection of base and wall mounted units, complementary worktops, double electric oven, hob, microwave, space for dishwasher and ample room for dining; utility room with space for washing machine and dryer; front facing lounge with an open fire currently set with an electric fire; office; two double bedrooms, one with a charming window seat; bathroom comprising a three piece suite in white with electric powered shower over the bath. On the upper floor are three further bedrooms a storeroom and bathroom comprising a three piece suite with mixer tap and shower head to bath.

A fully enclosed garden area to the rear of the property is mainly laid to grass with some mature trees and bushes. A paved patio area to the side and decked area to the rear provide ideal venues al fresco dining and entertaining. There is also a large workshop with power and light along with the remains of an old stone stable, which could offer development potential given the necessary planning consents. To the side of the property is a large parking/turning area.

The property is within easy walking distance of Somerled Square and the excellent facilities in Portree High Street 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. Both primary and secondary education are also available within walking distance. 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.



<b>Entrance</b>	<b>3.02m x 2.00m (9'11 x 6'6)</b>
<b>Hall</b>	<b>2.94m x 2.08m (9'8 x 6'9)</b>
<b>Kitchen</b>	<b>4.27m x 3.86m (14'0 x 12'8)</b>
<b>Utility</b>	<b>1.93m x 1.73m (6'3 x 5'8)</b>
<b>Lounge</b>	<b>4.27m x 4.07m (14'0 x 13'3)</b>
<b>Bedroom 1</b>	<b>4.21m x 4.20m (13'9 x 13'9)</b>
<b>Bedroom 2</b>	<b>4.16m x 2.26m (13'8 x 7'5)</b>
<b>Bedroom 3</b>	<b>4.25m x 3.39m (13'11 x 11'0)</b>

<b>Bedroom 4</b>	<b>4.30m x 4.09m (14'0 x 13'5)</b>
<b>Bedroom 5</b>	<b>4.14m x 2.13m (13'6 x 7'0)</b>
<b>Office</b>	<b>3.20m x 2.01m (10'6 x 6'6)</b>
<b>Bathroom</b>	<b>2.46m x 1.79m (8'0 x 5'9)</b>
<b>Bathroom</b>	<b>3.73m x 2.02m (12'3 x 6'8)</b>
<b>Store Cupboard</b>	<b>2.20m x 2.09m (7'3 x 6'9)</b>
<b>Workshop</b>	<b>8.32m x 4.42m (27'3 x 14'6)</b>













## General

All floor coverings, light fittings, blinds and white goods are included in the asking price.

## Services

Mains water, drainage and electric. Oil tank.

## Council Tax

Council Tax Band D

## EPC Rating

E

## Post Code

IV51 9HB

## Entry

By mutual agreement

## Viewing

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

## Reference

EAO/JD/TINN0003/1

## Price

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## Directions

From Broadford take the A87 signposted Portree. Continue into the town and keep left at the traffic lights, continue past the secondary school which is also on your left and take the next left into Viewfield Square, continue round to the end of the cul de sac and the property is on your 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.





