



Isle of Skye's only independent Estate Agent
Covering Skye, Lochalsh & Wester Ross

EXTERNAL:

DETACHED SINGLE CAR GARAGE:

Currently divided into two sections:
Folding wooden doors to front elevation, windows to side and rear elevations, pedestrian door to side elevation, box profile clad.

GARDEN

The property is accessed directly from the township road, a driveway leading to an area for off-road parking and the garage, the property sits within generous garden grounds which are mainly to the rear, side and front of the property and extend to approximately 1/2 acre (to be confirmed by Title Plan), these are mainly laid to grass with mature trees and shrubs, an extensive raised deck to the rear elevation offers delightful unrestricted views of Portree Harbour.

SERVICES: Mains electricity, mains water, drainage to septic tank.

HOME REPORT: Contact the RE.MAX Skye office.

COUNCIL TAX: D

EPC: D (57)

DIRECTIONS: From the south of the island follow the A87 North towards Portree, just before entering Portree take the B883 on the right, signposted to Braes, follow this road crossing the 'T' junction and following the sign for Penifiler, 4 Penifiler is situated towards the end of the road and is on the left-hand side.

VIEWING: Viewing 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, Sleat, 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.



FOR SALE



4 Penifiler

Braes, Portree, Isle of Skye IV51 9NF

Well appointed 3 bedroom detached property
Offered in excellent condition, stylishly upgraded for modern day living
Tranquil rural environment
Conveniently located for ease of access to Portree
Delightful views across to Portree Harbour
EPC: Rating D (57)

Offers Over £365,000



Garbh Chriochan, Teangue, Isle of Skye, IV44 8RE

Tel: 01471 822900
www.remax-skye.net
Email: info@remax-skye.net

Opening Times:
Monday – Friday 9.00am - 5.00pm
Saturday – By Appointment

All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified.
No warranties or representations are made of any kind.

IMPORTANT INFORMATION: These particulars are prepared on the basis of information provided by our clients. We have not tested the electrical system or any electrical appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Prospective purchasers should make their own enquiries - no warranty is given or implied. This schedule is not intended to and does not form any contract.

4 Penifiler is a 1.5 storey, 3 bedroom detached property located in the popular rural community of Penifiler on the East Coast of Skye and enjoying delightful views across Portree Harbour. Offered in excellent condition throughout, this well-appointed property has been stylishly upgraded for modern day living and is set within approximately half an acre of garden grounds. Whilst being set in a tranquil rural environment towards the end of the township road the property remains conveniently placed for all facilities in Portree, the capital of Skye, this property should be viewed to be fully appreciated.
Call RE/MAX Skye 01471 822900 to arrange to view today!

Properties comprise:

Ground floor: Entrance Vestibule, Hallway, Bathroom, Bedroom, Open-plan Dining/Living Room, Kitchen

Upper floor: Two Bedrooms

External:

Detached Single Car Garage

LOCATION

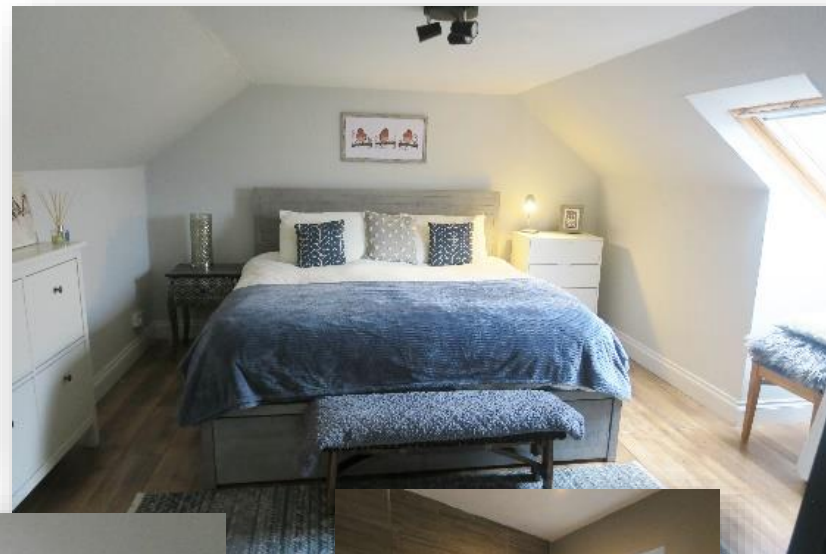
The crofting community of Penifiler is located approximately 4 miles from Portree, the island's capital, where you will find an excellent range of amenities including schools, supermarket, banks, hairdressers, cafe's, hotels, shops, leisure facilities and transport links, etc. and offers stunning views across Portree Harbour.

ACCOMMODATION

4 Penifiler was built in the mid 1960's and extends to some 121m², the property benefits from uPVC double glazing throughout and oil-fired central heating via a Grant Vortex boiler to thermostatically controlled radiators in the main living area.

ENTRANCE VESTIBULE: Approx. 1.68m x 1.20m

Half glazed uPVC door enters, wall light, wood laminate flooring, access to hallway:



HALLWAY:

Glazed door, two built-in cupboards, radiator, wood laminate flooring.

BATHROOM: Approx. 2.39m x 1.96m

Frosted window to front elevation, free standing bath with shower over and glazed shower screen, pedestal wash hand basin, WC, painted wood paneling to dado height, downlights, vinyl tile floor.

BEDROOM 1: Approx. 3.70m x 3.47m Window to front elevation, built-in wardrobe, radiator, fitted carpet.

OPEN PLAN LOUNGE/DINING ROOM: Open access from hallway, wood laminate flooring, access to stair:

Dining Area: Approx. 5.76m x 3.61m

Sliding patio doors opening onto raised deck offering superb views to Portree Harbour, radiator:

Lounge Area: 4.49m x 3.61m

Open access from dining area, sliding patio doors to rear elevation opening onto raised deck offering superb views of Portree Harbour, freestanding log burning stove set on a stone hearth within a decoratively clad slate tile chimney breast, radiator, access to kitchen:

KITCHEN: Approx. 4.26m x 3.47m Window to front elevation, extensive range of contemporary high gloss wall and base units, stainless steel sink, five burner range with black extractor over, integrated fridge/freezer and dishwasher, integrated washing machine, island unit with deep drawers and breakfast area, built-in cupboard, radiator, half glazed uPVC door to side elevation.

UPPER FLOOR AND LANDING: Carpeted stair rises from the lounge/dining room to the carpeted upper landing, Velux window to front elevation, access to two bedrooms, loft:

BEDROOM 2: Approx. 4.32m x 3.63m (under coombs) Velux window to rear elevation with water views, spotlight cluster, wood laminate flooring.

BEDROOM 3: Approx. 4.45m x 3.63m (under coombs) Velux window to rear elevation with water views, spotlight cluster, wood laminate flooring.



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T: 01471 822900 www.remax-skye.net E: info@remax-skye.net