

# ANDERSON BANKS

SOLICITORS • NOTARIES • ESTATE AGENTS

## THE BREEZE, 2 BALEMARTIN, NORTH UIST, HS6 5DQ



- Unusual and beautifully presented modern detached house
- Excellent location on the west coast with superb sea views
- Open plan living area with large bay window
- 3 double en-suite bedrooms and further bedroom/study
- B&B potential
- Garage
- Ground sourced heat pump and underfloor heating.
- Viewing of this attractive property is highly recommended.
- EPC Rating C77

**OFFERS IN THE REGION OF £260,000**

[WWW.ANDERSONBANKS.CO.UK](http://WWW.ANDERSONBANKS.CO.UK)

We are pleased to offer a rare opportunity to purchase an unusual and beautifully presented, substantial modern detached house built to a high standard in 2009. This property has B&B potential but is also ideally suited as a family home. The property is situated in the township of Balemartin, with spectacular views from the large bay window on the ground floor and feature window on the first floor to the Atlantic Ocean, St Kilda and other islands. Facing to the west, and boasting stunning sunsets, this is an opportunity not to be missed.

With superb quality fittings throughout, this property is light and spacious with an abundance of good quality UPVC double glazed windows which take full advantage of the superb views. With three good sized ensuite bedrooms and a further bedroom/study this property is ideally located for use as a bed and breakfast business. The ground floor living accommodation is the epitome of open plan living with an impressively sized room featuring a large bay window which maximises the light and views beyond. A ground sourced heat pump contributes significantly to the running of the zoned under floor heating. The property also benefits from a large garage with an up and over door and under floor heating. The fenced garden ground, which is accessed over a cattle grid, has a large parking area.

Balemartin is traditionally a crofting area. Nearby is the Balranald Nature Reserve and it is just a short stroll to some beautiful white sandy beaches which are found on the west coast of North Uist.

Lochmaddy, with its ferry terminal, bank, post office and doctor's surgery is some 15 miles distant. Sollas, with its supermarket some 7 miles distant. Paible, with its filling station, shop and primary school some 5 miles distant. The Isle of Benbecula with further facilities such as the airport, with regular flights to Glasgow and Stornoway, senior school, hospital, library, college, supermarkets, restaurants and hotels is some 15 miles distant.

#### The accommodation comprises:

**ENTRANCE HALL** 3.4m x 3.1m Galleried red wood staircase to upper floor. Smoke alarm. Thermostat for heating. Fitted carpet. Spotlights. Phone point. Double glazed exterior door. Double Redwood glass panelled door to living area. Door to ground floor bedroom.

**LIVING AREA** 14.3m x 4m (5.4m max into bay window) The ultimate in open plan living space with triple aspect windows featuring an impressively sized bay window which gives fabulous views to the ocean and evening sunsets. "Heta" Multifuel stove, Sky TV and telephone point. Fitted carpet to main living area and slate effect tiling to kitchen area. Beautifully fitted kitchen with ample ivory wall and floor units. Wide peninsular breakfast bar. Stainless steel 1½ size sink. Neff calor gas hob. Neff integral eye level electric oven and grill. Integral fridge/freezer. Stainless steel cooker hood. Tiled splash back. Overhead spotlighting. Extractor fan. Glass panelled door to utility room.

**UTILITY ROOM** 4.8m x 3.1m (at longest and widest) Slate effect tiled floor. Ample floor and wall units to match the kitchen. Tiled splash back. Cupboard housing Ground sourced heat pump controls. Glazed UPVC exterior door to garden. Hanging rack for coats. Wood panelled door to WC.

**WC** 2.1m x 1.5m Designed to be suitable for wheelchair users. White WC and wash-handbasin. Slate effect tiled floor. Extractor fan.

**BEDROOM 3 (ground floor)** 4.2m x 3.1m (at longest and widest) Fitted double wardrobe with mirrored sliding doors. Fitted carpet. Window to rear of property. Zonal thermostat. Door to ensuite which has a white WC and wash basin, 1200mm shower cubicle with mains powered shower. Tiled walls. Window with privacy glass. Spotlights.

#### Upper Floor

**LANDING/GUESTS BREAKFAST ROOM** 4.2m x 4m Featuring an impressive window with wonderful views to the ocean and St Kilda beyond when the conditions allow. This window has activated glass fitted and is self cleaning. Partially coombed ceiling. TV point. Phone point. Velux window. Zonal thermostat.

**MASTER BEDROOM** 6m x 4.8m (at longest and widest) Double aspect master bedroom with views to the front of the

property over the ocean. Double wardrobe with sliding mirror doors. Partially combed ceiling. Zonal thermostat. Inspection panel to eaves. Fitted carpet. Door to ensuite with white WC and wash basin. Corner shower cubicle with electric shower. Ceramic tiled floor and walls. Partially combed ceiling. Shaver light. Extractor fan.

**BEDROOM 2** 6.1m x 5m (at longest and widest) Double aspect room with stunning views to the ocean. Double wardrobe with sliding mirrored doors. Zonal control panel is housed within the wardrobe. Fitted carpet. Inspection panel to eaves. Zonal thermostat. Partially combed ceiling. Door to ensuite. White WC, wash basin and Carronite bath with glass shower screen and electric shower. Tiled floor and walls. Velux window. Partially coombed ceiling. Extractor fan. Shaver light.

**STUDY/BEDROOM 4** 2.3m x 2.2m Velux window. Fitted carpet. Telephone point. Zonal thermostat.

**OUTSIDE** The property stands on approx a half acre of land which is mainly laid to grass is fully fenced with a fitted cattle grid. Large concrete floored garage (6.5m x 4m) with up and over door. Loft hatch to extensive boarded storage area above which has velux window to give light to the loft. Under floor heating. Large windows giving plenty of natural light. Ample power points. Smoke alarm. Zonal heating sensor controls. Electricity meters. Hot water tank. Ground sourced heat pump. Ample hard standing to allow several cars to park and turn.

**COUNCIL TAX** Band C.

**SERVICES** Mains electricity, water and drainage to a septic tank.

**EPC RATING** C77.

**ENTRY** By mutual arrangement.

**POST CODE** HS6 5DQ.

**VIEWING** Strictly by prior arrangement through the selling agents.

**PRICE** Offers in the region of **£260,000** are expected.

**HOME REPORT** A copy of the Home Report will be made available to prospective purchasers at a cost of £10 + VAT. Alternatively, a copy of the report can be emailed to interested parties **free of charge**.





**WHAT TO DO NEXT** INTERESTED PARTIES SHOULD REGISTER THEIR INTEREST WITH THE SELLING AGENTS AS SOON AS POSSIBLE. THE SELLING AGENTS MAY SET A CLOSING DATE FOR OFFERS BUT ARE NOT OBLIGED TO DO SO. THE SELLERS ARE NOT OBLIGED TO ACCEPT THE HIGHEST OR INDEED ANY OFFER. OFFERS SHOULD BE SUBMITTED TO THE SELLING AGENTS IN SCOTTISH LEGAL TERMS AND A SCOTTISH SOLICITOR SHOULD BE INSTRUCTED BY THOSE INTENDING TO OFFER.

**Note:** The particulars have been carefully prepared, after due enquiry, but are provided as a guide only. Measurements are approximate. The particulars do not form part of any contract. While the agents consider that the information and opinions are fair and accurate, interested parties must not rely on any statement whether oral or written made by the agents.

22 Argyll Square, Oban, PA34 4AT  
Tel: 01631 563158 Fax: 01631 565459  
Email: [info@andersonbanks.co.uk](mailto:info@andersonbanks.co.uk)

Uachdar, Isle of Benbecula, Western Isles, HS7 5LY  
Tel: 01870 602061 Fax: 01870 602878  
Email: [uist@andersonbanks.co.uk](mailto:uist@andersonbanks.co.uk)

[WWW.ANDERSONBANKS.CO.UK](http://WWW.ANDERSONBANKS.CO.UK)