

ANDERSON BANKS

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BAY VIEW, 16 VATERSAY, ISLE OF VATERSAY, HS9 5YW



- **Detached spacious property in sought after location on the tranquil Island of Vatersay**
- **Sea views over Vatersay Bay**
- **Lounge, kitchen, dining room, bathroom and double bedroom on ground floor**
- **Four further bedrooms on first floor together with a shower room**
- **Separate block build garage**
- **EPC Rating D67**

OFFERS IN THE REGION OF £215,000

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We are delighted to offer for sale this spacious and versatile family home which is currently being successfully run as self-catering holiday accommodation. The property benefits from oil fired central heating and Upvc double glazing. There is a separate block build garage.

Located in the picturesque crofting township of Vatersay on the Island of Vatersay which is reached by a causeway from the Isle of Barra. Vatersay is the most southerly inhabited island in the Outer Hebrides with beautiful white sandy beaches within easy reach.

The principle commercial area of Castlebay is some 6 miles distant where you will find supermarket, restaurants, hotels and café a bank, post office, schools and the ferry terminal with sailings to the mainland. There is a regular bus service from Vatersay to Castlebay.

The Isle of Barra also boasts the unique airport situated in the shallow bay of Traigh Mhòr which is the only one in the world where scheduled flights use the beach as a runway. The airport offers flights to Glasgow. A further ferry terminal with sailings to Eriskay can be found at Aird Mhòr on the North Eastern side of the island.

The accommodation comprises:

FRONT PORCH 1.8m x 1.4m Entrance porch with exterior door and window to the front. Ceramic tiled flooring. Door leading to hallway.

HALLWAY Hall area with doors off to lounge, kitchen, bedroom one and bathroom. Large storage cupboard. Carpeted stairs leading to upper floor. Laminate flooring. Radiator.

LOUNGE 4.7m x 4.1m Attractive lounge with picture window giving views towards Vatersay Bay. Laminate flooring. Radiator.

BEDROOM ONE 4.1m x 4m Double bedroom with window to the front of the property. Laminate flooring. Radiator. Fitted wardrobe.

BATHROOM 2.4m x 2.6m Modern bathroom suite comprising bath with mains shower over and tiled surround, WC and hand basin. Laminate flooring. Window to rear of property. Storage cupboard.

KITCHEN 7m x 3.1m Modern fitted kitchen with ample wall and floor units with a tiled surround. Extractor hood. Laminate flooring. Radiator. Large storage cupboard housing the oil fired boiler. Doors off to dining room and utility room

DINING ROOM 5.2m x 3.4m Large dining area with windows to front and rear of property. Laminate flooring, radiator, space saver stairway leading to bedroom.

UTILITY ROOM 2.2m x 1.5m Useful utility area with fitted units, stainless steel sink with tiled surround, plumbing for washing machine and vinyl flooring.

UPPER FLOOR

LANDING Carpeted landing area with window to rear of property. Doors off to bedrooms and shower room. Large storage cupboards.

BEDROOM TWO 4m x 4.16m (at longest and widest) Double bedroom with window to front of property. Fitted wardrobe. Fitted carpet. Radiator. Coombed ceiling.

BEDROOM THREE 3m x 3m Part coombed ceiling and window to front of property. Radiator.

BEDROOM FOUR 4.16m x 3m Double bedroom with window to front of property. Storage cupboard. Fitted carpet. Radiator. Part coombed ceiling.

BEDROOM FIVE 4.16m x 3.5m (at longest and widest) Reached only by the dining room stairway. Double bedroom with coombed ceiling, fitted carpet, radiator and window to front of property.

OUTSIDE Large enclosed garden mainly laid to grass with a separate block built garage. Ample hard standing for vehicles. Nearby children's play area.

SERVICES Mains electricity, water and drainage.

COUNCIL TAX The property is currently listed in band D

EPC RATING D67

ENTRY By mutual arrangement.

VIEWING Strictly by appointment through the selling agents.

PRICE Offers in the region of **£215,000** are expected.

POST CODE HS9 5YW

HOME REPORT A copy of the Home Information Pack 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

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

WWW.ANDERSONBANKS.CO.UK



