

# ANDERSON BANKS

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## SEALLADH MARA, 479 SOUTH LOCHBOISDALE, ISLE OF SOUTH UIST HS8 5UB



- **Detached two storey property with enviable views over Loch Boisdale**
- **Double glazed with oil fired central heating**
- **B&B potential**
- **Lounge/kitchen diner and separate dining room which would also lend itself to a letting bedroom**
- **Four bedrooms (one en-suite) and two further bathrooms**
- **Quiet rural location**
- **EPC Rating E50**

**OFFERS IN THE REGION OF £180,000**

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The opportunity has arisen to purchase a two storey property of traditional style in the vicinity of South Lochboisdale, occupying a rural position with an open outlook to the shore. Recently refurbished and freshly decorated throughout with a newly fitted modern kitchen, this property is well laid out for family living with well proportioned rooms and en-suite facilities. This property would also lend itself to being used as bed and breakfast accommodation as there is an en-suite bedroom plus the dining room is located next to the downstairs bathroom.

South Uist is renowned for its scenery and wonderful sandy beaches which are within easy reach. Daliburgh, with its supermarket, primary school and hotel is approximately two miles away whilst Lochboisdale, with hotels, shops and ferry terminal with regular sailings to Oban is approx 5 miles distant. The airport located on the Isle of Benbecula is some 30 miles distant. Benbecula also boasts further hotels and restaurants, Secondary school and hospital.

**The accommodation comprises:**

**SUN PORCH** 2.7m x 2.3m Triple aspect sun porch with glass panelled exterior door and further glass panelled interior door leading to hallway.

**HALL** Spacious hall with laminate flooring, radiator and smoke alarm. Doors off to lounge, kitchen, dining room and master bedroom. Under stair storage cupboard.

**LOUNGE** 6m x 3.6m Large lounge area with picture window to front of property. Attractive fireplace with solid fuel stove. Large opening through to kitchen. Two radiators.

**KITCHEN/DINER** 5.7m x 4.1 (at longest and widest) Good sized kitchen/diner with window to the rear of the property. Newly fitted modern wall and floor units with breakfast bar and an enamel Belfast sink. Integral hob and oven. Laminate flooring. Radiator. Door off to rear porch.

**REAR PORCH** 1.65m x 1.3m Rear porch area housing oil fired boiler. Window to side of property. Exterior glass panelled door to outside. Electric meters.

**DINING ROOM** 3.4m x 3.3 Window to rear of property. Radiator. Laminate flooring. This room is located next to the ground floor bathroom and would lend itself to conversion to a further letting bedroom.

**MASTER BEDROOM (EN-SUITE)** 3.4m x 3.3m Window to front of property. Fitted carpet. Radiator. Door off to newly refurbished en-suite shower room with white WC, hand basin set in vanity units and shower cubicle fitted with an electric shower and Respotex surround. Heated towel rail. Vinyl flooring.

**BATHROOM** 2.3m x 1.9m Newly fitted bathroom comprising white WC, hand basin and bath with Respotex surround. Window to rear of property fitted with obscure glass. Heated towel rail.

**Upper Floor**

Carpeted stairs leading to upper floor. Spacious L-shaped landing with smoke alarm and window to rear of property.

**BEDROOM TWO** 4m x 3.3m (at longest and widest) Window to side of property. Radiator. Fitted wardrobes. Part coombed ceiling. Fitted carpet

**BEDROOM THREE** 3.6m x 3.5m (at longest and widest) Window to front of property. Fitted carpet. Radiator. Storage cupboard.

**BEDROOM FOUR** 4m x 3m (at longest and widest) Window to side of property. Fitted carpet. Fitted wardrobes. Storage cupboard. Loft hatch. Coombed ceilings.

**BATHROOM** 2.7m x 1.6m (at longest and widest) Newly fitted white suite set in vanity units comprising WC and hand basin. Shower cubicle with electric shower and Respotex surround. Vinyl flooring. Window to rear fitted with obscure glass. Heated towel rail.

**OUTSIDE** Fenced garden grounds mainly laid to grass with planted shrub areas. Large wooden garden shed. Hard standing for vehicles.

**COUNCIL TAX** The property is currently listed in Band D.

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

**ENTRY** By mutual arrangement.

**POST CODE** HS8 5UB.

**EPC RATING** E50.

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

**PRICE** Offers in the region of **£180,000** 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**.

**TRAVEL** Please see [www.calmac.co.uk](http://www.calmac.co.uk) for ferry information to and from the Western Isles and [www.flybe.com](http://www.flybe.com) for flight information.

**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.

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