

ANDERSON BANKS

SOLICITORS • NOTARIES • ESTATE AGENTS

RIVERSIDE, 6 RUSHGARRY, BERNERAY, WESTERN ISLES HS6 5BQ



- **Detached single storey property in sought after location**
- **Stunning views over Bays Loch**
- **Lounge, kitchen/diner**
- **3 bedrooms, bathroom**
- **Block built shed**
- **EPC Rating D62**

OFFERS IN THE REGION OF £140,000

WWW.ANDERSONBANKS.CO.UK

The unusual opportunity has arisen to purchase a detached single storey property in the peaceful township of Rushgarry on the Isle of Berneray. Situated within easy reach of stunning white beaches this property is well laid out for family living. Offering two double bedrooms and a single bedroom, a family bathroom, good sized kitchen/diner and a lounge with open fire and unequalled views over Bays Loch and the islands beyond.

The Berneray/Leverburgh ferry is within easy reach and Lochmaddy, which boasts two hotels, Doctors surgery, bank, primary school, and ferry terminal (Lochmaddy to Uig, Isle of Skye), is approximately 12 miles away.

Berneray is an enchanting island located in the Sound of Harris and is linked to North Uist by causeway. It is inhabited by around 120 people served by a local shop/cafe, post office, church, community centre and fortnightly doctor's surgery. Local buses run regularly.

As well as its Gaelic speaking heritage, Berneray is traditionally a crofting island with a working harbour and a wealth of flora and fauna. See also www.isleofberneray.com and http://en.wikipedia.org/wiki/Berneray,_North_Uist

The accommodation comprises:

ENTRANCE VESTIBULE 1.1m x 1.1m Entrance vestibule with vinyl flooring. Door off to hallway.

HALLWAY L-shaped hallway with large storage cupboard with mirror doors and a further storage cupboard. Storage heater. Doors off to lounge, kitchen/diner, bathroom and bedrooms.

LOUNGE 4m x 3.36m Spacious double aspect room with amazing views to the front over Bays Loch. Open fire with tiled surround. Fitted carpet. Storage heater.

KITCHEN / DINER 5.3m x 2.59m Kitchen diner with a good amount of wall and floor units with a tiled surround. Electric cooker with stainless steel splashback. Fridge. Washing machine. Window to side of property. Vinyl flooring. Electric heater.

BEDROOM ONE 3.4m x 2.59m Double bedroom with fitted carpet. Fitted wardrobes with mirror doors. Window to rear of property.

BEDROOM TWO 3.3m x 2.6m Double bedroom with vinyl flooring. Window to front of property. Fitted wardrobes with mirror doors

BEDROOM THREE 2.3m x 2.1m Single bedroom with window to front of property. Fitted wardrobes with mirror doors. Vinyl flooring.

BATHROOM 2.59m x 1.8m Coloured bathroom suite comprising bath with electric shower over and tiled surround, WC and hand basin. Window to rear of property.

OUTSIDE Good sized block built shed with concrete base and electricity supply. Hard standing for vehicles. Small grassed area.

COUNCIL TAX The property is currently listed in Band A.

SERVICES Mains electricity, water and septic tank.

EPC RATING D62.

ENTRY By mutual arrangement.

POST CODE HS6 5BQ.

VIEWING Strictly by prior arrangement through the selling agents.

PRICE Offers in the region of **£140,000** 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 for ferry information to and from the Western Isles and 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.

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

