

ANDERSON BANKS

SOLICITORS • NOTARIES • ESTATE AGENTS

**KIA ORA, CLADDACH KIRKIBOST,
ISLE OF NORTH UIST, WESTERN ISLES, HS6 5EP**



- **Detached traditional stone built and extended croft house**
- **Two reception rooms, one of which could be utilised as a bedroom**
- **Two double bedrooms on the first floor**
- **Family bathroom**
- **Garage and good sized garden grounds**
- **Scenic views to the west and Kirkibost Island.**
- **EPC Rating G17**

OFFERS IN THE REGION OF £92,500

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We offer for sale a traditional detached one and three quarter storey croft house which has been extended to provide a kitchen area with WC off. There are two ground floor reception rooms, one of which could be utilised as a bedroom if required and there are two further double bedrooms on the upper floor and a bathroom. Whilst the property needs redecoration throughout it benefits from Upvc windows, electric heating and a garage. This property would make an ideal family home.

The house is situated in the crofting township of Claddach Kirkibost with splendid views to the west over Kirkibost Island and the Atlantic Ocean beyond with stunning sunsets and varied bird life. There are white sandy beaches nearby.

The main commercial area of Benbecula with its airport offering daily flights to Glasgow, hospital, restaurants, schools and shops is some 12 miles distant. Lochmaddy with its ferry terminal, bank, doctor's surgery and primary school is some 10 miles distant

The accommodation comprises:

PORCH 2.3m x 2.3m Entrance porch with windows to the front and side. Door off to hallway.

HALL 2.3m x 3.5m (at longest and widest) Hallway with doors off to both reception rooms. Electric heater. Stairs to upper floor.

RECEPTION ROOM ONE LOUNGE / DINER 4.2m x 4.2m Windows to front and side of property. Fireplace with gas fire fitted (not working). 2 spacious storage cupboards. Electric heater. Door off to kitchen.

KITCHEN 3.9m x 2.2m Kitchen area with fitted wall and floor units. Electric cooker point. Electric heater. Door off to hall and WC.

HALL 1.7m x 0.9m Hallway with opening to WC and door leading to rear garden.

WC Cloakroom area with WC and hand basin.

RECEPTION ROOM TWO / BEDROOM THREE 4.2m x 3.2m Double aspect room with windows to front and rear of property. Fireplace with tiled surround. Electric heater.

UPPER FLOOR

Spacious landing area with velux window and doors off to bedrooms and bathroom. Loft hatch.

BEDROOM ONE 3.5m x 3.4m Double bedroom with part coombed ceiling. Window to front of property. Electric heater. Spacious storage cupboards.

BEDROOM TWO 3.5m x 3.3m Double bedroom with part coombed ceiling. Window to front of property. Electric heater. Spacious storage cupboards.

BATHROOM 3.1m x 1.5m Coloured three piece suite comprising bath, hand basin and WC. Window to front of property.

OUTSIDE Block built garage with up and over door which is in need of repair. Garden ground with grassed and planted areas. Hard standing for vehicles.

COUNCIL TAX Band A.

SERVICES Mains electricity, water and drainage to septic tank.

EPC RATING G17.

ENTRY By mutual arrangement.

POST CODE HS6 5EP.

VIEWING Strictly by prior arrangement through the selling agents.

PRICE Offers in the region of **£92,500** 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.

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