

ANDERSON BANKS

SOLICITORS • NOTARIES • ESTATE AGENTS

**9 TINDILL ROAD, BALIVANICH,
ISLE OF BENBECULA, WESTERN ISLES HS6 5LF**



- **Spacious 3 bedroomed mid-terrace property in central location**
- **Lounge, kitchen/diner, bathroom**
- **Ideal first time buyer property**
- **EPC Rating C71**

OFFERS IN THE REGION OF £65,000

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We offer for sale a mid-terraced property situated within a residential estate in Balivanich. Offering surprisingly spacious accommodation, this property will appeal to a wide number of purchasers and would make a perfect starter home or a versatile space for a family. The property is within easy walking distance of all amenities and popular children's play area.

The property benefits from full double glazing and electric night storage heating. There is a garden area to the front and rear.

The village of Balivanich boasts a Primary School, hospital, doctor's surgery, airport (offering daily flights to/from Glasgow and regular flights to Stornoway), bank, post office, restaurant and several shops. Culla Bay, a popular local beach, is within easy reach and Linclate Secondary School is approximately 4 miles distant where there is a swimming pool, gym, and library.

The accommodation comprises:

FRONT PORCH 1.5m x 1.25m Half glazed external door into porch. Ceramic flooring. Glazed panel door leading to lounge.

LOUNGE 5.2m x 3.m Window to front. Night storage heater. Glazed panel door off to hallway. Fitted carpet.

HALLWAY 4.8m x 1.8m Fitted carpet and night storage heater. Carpeted stairway to first floor. Doors off to kitchen/diner and WC

KITCHEN / DINING AREA 4.85m x 3.2m (at longest and widest) Good sized dining kitchen with ample wall and floor units and tiled surround. Stainless steel sink unit and drainer. Karndene flooring. Window to rear overlooking garden. Water heater control. Night storage heater. Plumbing for washing machine.

WC 2.2m x 0.85m Window fitted with obscure glass to rear. White WC and wash basin, pine panelled vanity unit and Karndene flooring.

REAR PORCH Half glazed door to rear garden giving access to good sized integral store housing electricity meters.

UPPER FLOOR

BEDROOM ONE 3.5m x 3.3m (at longest and widest) Double bedroom with window to front. Fitted carpet. Fitted wardrobe. Panel heater.

BEDROOM TWO 3.3m x 3m Spacious double bedroom with window to rear. Walk-in shelved wardrobe and a fitted wardrobe. Panel heater, fitted carpet.

BEDROOM THREE 2.6m x 2.4m (at longest and widest) Single bedroom with window to front of property. Fitted carpet. Panel heater. Large walk in storage cupboard.

BATHROOM 2m x 1.8m White suite comprising hand basin, WC and disabled access shower with Respatex surround together with non slip flooring. Electric fan heater. Mirrored wall cabinet. Window fitted with obscure glass to rear.

UPPER LANDING Loft access on landing. Linen cupboard housing hot water cylinder.

OUTSIDE Garden areas to front and rear of property mainly laid to grass.

COUNCIL TAX Band A

SERVICES Mains electricity, water and drainage

EPC RATING C71

ENTRY By mutual arrangement.

POST CODE HS6 5LF

VIEWING Strictly by prior arrangement through the selling agents.

PRICE Offers in the region of **£65,000** 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.

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