

ANDERSON BANKS

SOLICITORS • NOTARIES • ESTATE AGENTS

EILEAN NA H'AIRIDH, GRIMSAY, HS6 5HT



- **Single storey detached cottage with open sea views**
- **Traditional style**
- **Extended to front and rear**
- **One bedroom, lounge, kitchen, shower room**
- **EPC Rating E39**

OFFERS IN THE REGION OF £70,000

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An exciting opportunity to purchase a detached single storey traditional dwellinghouse on the picturesque island of Grimsay with open sea views and stunning scenery. The property has been extended to the front and rear. This property is in a convenient location and offers ample parking, electric heating, and double glazing.

The property is south facing maximizing the light and is situated on the island of Grimsay which has a harbour at Kallin. The island's main industry, is mostly fishing for lobster, prawns and scallops. Benbecula, which is approximately 6 miles distant, offers a Primary school, hospital, several shops, post office, bank, restaurants and airport with daily flights to Glasgow and Stornoway. Linclate Secondary school and Benbecula College are approximately 8 miles distant.

The accommodation comprises:

KITCHEN 3.2m x 2.3m Well lit kitchen with fitted wall and floor units. Electric oven and hob. Stainless steel sink and drainer. Storage heater. Vinyl flooring. Sliding door leading to lounge.

LOUNGE 3.8m x 3.7m (at longest and widest) L-shaped lounge with a window to the rear of the property. Fitted carpet. Electric heater. Storage cupboard. Door off to hall

HALL Fitted carpet. Storage cupboards. Storage heater. Doors off to bedroom, shower room and exterior door to garden.

BEDROOM 3.7m x 2.3m (at longest and widest) Window to rear of property. Fitted wardrobes. Fitted carpet.

SHOWER ROOM 2m x 2.5m Window to side of property. White suite comprising WC and low level hand basin. Disabled access shower area with electric shower, Respatex surround. Linoleum flooring.

OUTSIDE The property stands in 0.26 acres or thereby of garden ground with hard standing for vehicles.

COUNCIL TAX The property is currently listed in Band A

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

EPC RATING E39

ENTRY By mutual arrangement.

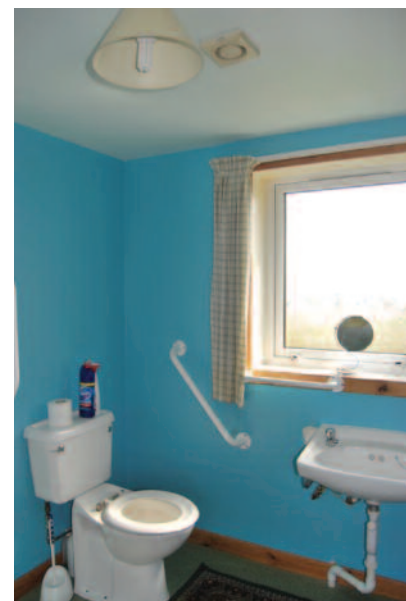
POST CODE HS6 5HT

VIEWING Strictly by prior arrangement through the selling agents.

PRICE Offers in the region of **£70,000** 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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