

ANDERSON BANKS

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9 DRIMSDALE, ISLE OF SOUTH UIST WESTERN ISLES HS8 5RT



- Attractive detached modern property in sought after location on the Loch Druidibeag Nature Reserve
- Lounge, kitchen, family room, dining room/bedroom 5, utility with WC off
- Master bedroom en-suite, with 3 further double bedrooms, family bathroom
- Wide hallway with ample storage cupboards
- Wooden staircase leading to large loft area which is partially floored and ideal for games room or may be suitable for conversion to living accommodation with the appropriate permissions
- B&B potential
- Early viewing highly recommended
- EPC Rating C69

**OFFERS IN THE REGION OF £190,000
(HOME REPORT VALUATION £210,000)**

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We are delighted to offer for sale an attractive spacious family home which is situated in the crofting township of Drimsdale. Located on the doorstep of the Loch Druidibeag nature reserve, which is a bird watchers paradise (<https://www.walkhighlands.co.uk/outer-hebrides/loch-druidibeag.shtm>). There are nearby hill walks and it is a short distance to the stunning white sandy beaches of the west coast.

Freshly decorated throughout and in walk-in condition, this property benefits from oil fired central heating and Upvc double glazing throughout and has an unusual layout which enhances each angle with a diffusion of light making the property feel bright and warm. 9 Drimsdale also offers a spacious lounge with a solid fuel stove, extra wide hallways with storage cupboards, a modern fully fitted kitchen complete with breakfast bar, and a useful utility room with WC off. The property also boasts a family room/study and a separate dining room. The master bedroom has an en-suite shower room and there are three further double bedrooms with built in wardrobes, together with a family bathroom.

A wooden staircase in the entrance hall leads to partially floored loft area which would be ideal for use as a games room and may be suitable for conversion to living accommodation with the appropriate permissions.

The property is situated in the crofting township of Drimsdale which is the middle district of South Uist and lies on the western side of the island. Lochboisdale to the south, being approx. 15 miles distant, offers ferry services to Mainland, (Mallaig and Oban), with Daliburgh being some 13 miles distant where there is a doctors surgery, supermarket, junior school and hotel.

Approx 10 miles north is Lionacleit where there is a senior school with sport centre. Balivanich, which is the principle commercial centre for the islands where you will find an airport with daily flights to Glasgow, Stornoway/ Inverness, bank, supermarkets, hospital, restaurants and junior school being approx. 13 miles distant also to the north.

This property will appeal to a wide range of purchasers and would make a comfortable family home with B&B potential, being easy to maintain and with affordable running costs. Early viewing to appreciate its many assets is highly recommended.

The accommodation comprises:

ENTRANCE HALL Inviting entrance hall with laminate flooring, doors off to lounge, kitchen, bathroom and bedrooms with timber staircase leading to loft area. Four spacious storage cupboards.

LOUNGE 5.5m x 4.9m (at longest and widest) Large picture window, attractive feature fireplace with solid fuel stove. Laminate flooring. Radiator.

KITCHEN 5.4m x 4.6m Spacious modern fitted dining kitchen with ample wall and floor units complete with a breakfast bar. Double aspect windows with views to the rear and side of the property. Electric cooker and overhead extractor hood. Dishwasher. Laminate flooring. Doors off to family room and utility room.

DINING ROOM/BED FIVE 3.5m x 3.2m Versatile room currently in use as a double bedroom but equally useful as a formal dining area or study. Window to side of property. Radiator. Laminate flooring.

FAMILY ROOM 3.1m x 2.8m Useful family room with window to rear of property. Vinyl flooring. Radiator.

UTILITY ROOM 3.1m x 2.6m Utility area with fitted wall and floor units and stainless steel sink and drainer. Plumbing for washing machine. Laminate flooring. Exterior door leading to garden. Door off to WC.

WC 1.6m x 1.3m (at longest and widest) White suite comprising WC and hand basin. Ceramic tiled flooring. Extractor fan.

BEDROOM ONE – EN-SUITE 4.2m x 3.35m Master bedroom with en-suite facilities. Fitted carpet. Window to front of property. Radiator. Fitted wardrobes. Door off to en-suite.

EN-SUITE 1.3m x 2.1m Double shower cubicle with Respotex surround and mains "mega-flow" shower. Extractor fan. Vinyl flooring. Window to side of property.

BEDROOM TWO 3.35m x 3.2m Double bedroom with fitted carpet. Fitted wardrobes. Radiator. Window to front of property.

BEDROOM THREE 3.3m x 3.2m Double bedroom with fitted carpet. Fitted wardrobes. Radiator. Window to rear of property.

BEDROOM FOUR 3.2m x 2.9m Double bedroom with fitted carpet. Fitted wardrobes. Radiator. Window to rear of property.

BATHROOM 3.2m x 2.9m Spacious family bathroom with white suite comprising bath with mains "mega-flow" shower over and fitted vanity unit with hand basin and WC. Respotex surround. Window to rear of property. Vinyl flooring. Radiator.

ATTIC AREA The attic area is reached by the fitted staircase leading from the hallway. The attic is considered suitable for conversion to living space with the relevant permissions however confirmation of this should be sought if pertinent to the sale of the property. It has windows to the side and rear elevations.

OUTSIDE Fenced garden ground extending to some 0.2075ha or thereby which is mainly laid to grass and has a substantial parking area for vehicles.

COUNCIL TAX Band E.

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

EPC RATING C69.

ENTRY By mutual arrangement.

POST CODE HS8 5RT.

VIEWING Strictly by prior arrangement through the selling agents.

PRICE Offers in the region of **£190,000** are expected. Home report valuation £210,000.

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**.





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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