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**1 MISHIGARRY, SOLLAS,
ISLE OF NORTH UIST, WESTERN ISLES HS6 5BT**



- **Semi-detached single storey extended property**
- **“Walk-in” condition throughout**
- **Lounge, kitchen, utility**
- **Two double bedrooms, shower room**
- **Sought after location within easy reach of the beach**
- **EPC Rating C71**

OFFERS IN THE REGION OF £95,000

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A rare opportunity has arisen to purchase a deceptively spacious property in the sought after area of Sollas. Located close to the white sandy beaches of the west coast of the islands and within easy reach of the local supermarket, this property will appeal to a variety of purchasers.

Boasting tasteful décor throughout, this property is in "walk-in" condition. Total control electric heating and "super-fast" BT broadband adds to the amenity of the property. This property also benefits from cavity wall and loft insulation.

The quiet crofting township of Sollas has a supermarket and is located some 9 miles from Lochmaddy where there is the ferry terminal to Skye, hotels and restaurants, doctor's surgery, bank and village shop. There is a junior school in Bayhead which is some 6 miles distant. The main commercial area of Benbecula is located some 25 miles distant where there is an airport with daily flights to Glasgow and further flights to Stornoway, a bank, supermarkets, restaurants, schools, hospital, hotels and restaurants.

The accommodation comprises:

FRONT PORCH 1.8m x 1.2m Entrance porch with half glazed wooden exterior door. Ceramic tiled floor. Coat hooks. Doors off to hall and utility room.

UTILITY ROOM 1.98m x 1.6m Useful utility room with a Belfast sink and white tiled drainer. Tiled surround. Window to side of property. Plumbing for washing machine. Tiled wall.

HALL Two spacious storage cupboards, one of which houses the "Megaflo" water cylinder and electric meters and controls for "Total Heating" system. Shelving. Laminate flooring. Loft hatch. Electric storage heater. Doors off to lounge, bedrooms and bathroom.

LOUNGE 5.03m x 2.9m Light and airy lounge area with picture window to front of property. Multi fuel stove with tiled surround. Laminate flooring. Electric storage heater. Door off to kitchen.

KITCHEN 2.35m x 2.15m Fitted kitchen with pine wall and floor units. Vinyl flooring. Window to rear of property. Stainless steel sink and drainer. Electric panel heater.

BEDROOM ONE 3.39m x 3.24m Spacious double bedroom. Window to front of property. Electric panel heater. Laminate flooring.

BEDROOM TWO 4.6m x 3.4m (at longest and widest). Attractive double bedroom with window to side of property. Electric panel heater. Laminate flooring. Picture rail.

SHOWER ROOM 1.82m x 1.76m (at longest and widest) Modern shower room with white WC and hand basin and shower cubicle with mains shower. Wood panelling. Shelved niche. Window to rear of property. Heated towel rail and electric fan heater. Vinyl flooring.

OUTSIDE Block built storage shed attached to side of house. Garden area to front, side and rear with lawned area and a further area of patio.

COUNCIL TAX The property is currently listed in Band A.

SERVICES Mains electricity, water and drainage.

ENTRY By mutual arrangement.

POST CODE HS6 5BT.

EPC RATING C71.

VIEWING strictly by prior arrangement through the selling agents.

PRICE Offers in the region of **£95,000** 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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