

ANDERSON BANKS

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**Luib Cottage
6 Griminish, Isle of Benbecula
Western Isles HS7 5PN**



**OFFERS IN THE REGION OF £115,000
PRICE REDUCED TO £5,000 BELOW VALUATION**

- Attractive single storey property with enviable views
- Central location within township and close to amenities
- Fully double glazed, newly installed electric heating
- Hall, Lounge, Kitchen, Utility Room, Rear Porch
- 3 Bedrooms (Master En-Suite), Bathroom, Garden, Parking

Tel: 01631 563158

For full property details see our Website

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Attractive single storey property with enviable views situated in a central location within the township of Griminish.

The property is spacious and versatile offering comfortable family accommodation which benefits from full double-glazing with newly installed electric heating throughout.

The property is within easy reach of the shore and local facilities including Primary and Secondary Schools, sports centre, shops, restaurants, hotels, bank, Doctors surgery and hospital. Benbecula Airport with daily flights to the mainland is also nearby.

The accommodation comprises:

HALL 4.8m x 2.7m (15'7" x 8'11") Large hallway with UPVC exterior door with glazed side panels. Fitted carpet, storage heater, doors off to bedrooms, lounge, kitchen and bathroom. Access hatch to a sizeable boarded loft with fitted ladder. Smoke detector. Telephone point. Useful well proportioned storage cupboard with coat hooks. Intercom system to exterior.

LOUNGE 4.4m x 4.1m (14'5" x 13'4") Spacious double aspect lounge with enviable views to the south over Ben Mhor and towards the west coast. Fitted carpet. Storage heater.

KITCHEN 3.3m x 3.3m (10'8" x 10'8") Well fitted kitchen with ample wall and floor units, integral electric oven and hob. Stainless steel sink and drainer. Plumbing for dishwasher and washing machine. Linoleum flooring. Window with views to the north. Door off to rear porch. Archway to utility room.

UTILITY ROOM 3.3m x 3.1m (10'8" x 7') Useful utility area with windows to the north and west. Ample shelved storage area. Worktop. Ample power points. Fitted carpet.

REAR PORCH UPVC exterior door to garden. Electricity meters.

BEDROOM 1 4.1m x 3.8m (13'4" x 12'5") Good sized master bedroom with En-Suite. Window to the east. Panel heater, newly fitted shower cubicle with "Triton" electric shower. En-Suite with cream coloured W.C. and wash hand basin. Extractor fan and shaver point/light. T.V. and telephone points, broadband access point, intercom system to entrance door.



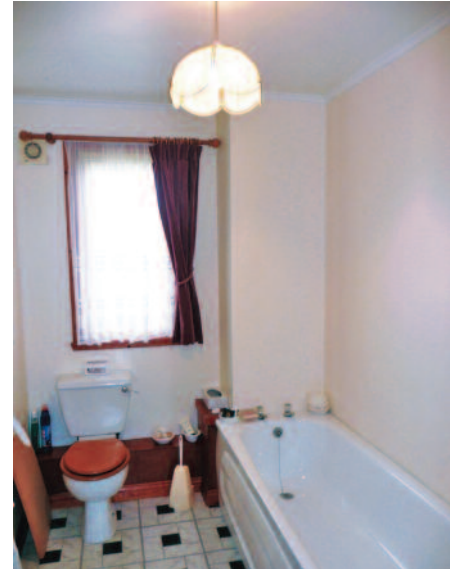
- BEDROOM 2** 3.8m x 3.2m (13'4" x 10'6") at longest & widest. Currently being used as a dressing room with fitted wardrobes on most walls. These wardrobes may be available to purchase by separate negotiation. Window to the east. Fitted carpet. Panel heater.
- BEDROOM 3/
STUDY** 3.8m x 2.6m (13'4" x 8'5") Double bedroom with window facing east. Fitted carpet, panel heater, telephone point with broadband access.
- BATHROOM** 2.3m x 1.8m (8'10" x 5'10") Family bathroom with white bath, W.C. and wash hand basin. Window facing north. Heated towel rail, extractor fan, fan heater, linoleum flooring, and shaver point/light.
- OUTSIDE** Ample hard standing for vehicles. Fenced garden grounds with drying green.
- SERVICES** Mains electricity and water. Drainage to septic tank.
- COUNCIL TAX** The property is currently listed in band C.
- POST CODE** HS7 5PN
- ENTRY** By negotiation
- VIEWING** Strictly by prior arrangement through the selling agents.
- PRICE** Offers in the region of **£115,000** expected. Price reduced to £5,000 below valuation.
- HOME REPORT** A copy of the Home Information Pack 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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