

ANDERSON BANKS

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12 MIDDLEQUARTER, ISLE OF NORTH UIST, HS6 5BU



- **Traditional detached stone built house with many original features**
- **Oil fired central heating**
- **Lounge, 2nd public room or bedroom 3, kitchen, utility room on ground floor**
- **2 double bedrooms and bathroom on upper floor**
- **EPC Rating G19**

OFFERS IN THE REGION OF £145,000

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We offer for sale a traditional stone built detached one and three quarter storey property presented to a high standard. This property offers versatile accommodation which will appeal to a wide range of purchasers as a spacious family home or holiday accommodation. Offering a well fitted kitchen, utility, spacious lounge with solid fuel stove and a second public room which could be utilised as bedroom three on the ground floor together with 2 good sized bedrooms and bathroom on the upper floor. The property also benefits from oil fired central heating and partial Upvc double glazing. Set in its own grounds of some 0.146 hectares (0.36 acre) or thereby mainly laid to grass with some mature planting.

The stunning white sandy beaches of Traigh Iar and Traigh Ear are within easy reach. Sollas, with its supermarket is some 2 miles distant with Lochmaddy with its bank, ferry terminal, restaurants, hotels and Doctor's surgery being some 10 miles distant. The primary school at Paible is within easy reach. The Isle of Benbecula has further amenities such as the airport with daily flights to the mainland, further shops, secondary school, sports facilities and hospital being some 15 miles distant.

The accommodation comprises:

KITCHEN 3.6m x 2.3m Double aspect kitchen. Good selection of fitted wall and floor units in solid oak. Fitted Calor gas hob with extractor hood over and integral eye-level electric oven and grill. Integral fridge. Radiator. Door off to lounge. Part v-lining.

LOUNGE 4.5m x 3.5m V-lined ceiling and part lined walls. Stripped and polished floorboards. Multi-fuel stove set in an attractive timber fireplace with brick surround. Window to front of property. Storage cupboard housing heating controls. Radiator. Doors off to hall and utility room.

UTILITY ROOM 3.2m x 1.9m Window to rear of property. Radiator. White WC and hand basin. Plumbing for washing machine.

HALL Storage cupboard housing mega-flow water cylinder. Stripped and polished floorboards. Cupboard housing electricity meters. Radiator. Wooden exterior door leading to front garden. Door off to ground floor bedroom and stairs to upper floor.

PUBLIC ROOM / BEDROOM THREE 4.5m x 3.5m Window to front of property. Stripped and polished floorboards. Enclosed fireplace. Niche shelving. Radiator.

UPPER FLOOR

LANDING AREA Stripped and polished floorboards. Fitted storage cupboards. Velux window. Doors off to bedrooms and bathroom. Radiator.

BEDROOM ONE 4.5m x 3.5m Windows to front and side of property. Stripped and polished floorboards. Radiator. Coombed ceiling. Built in hanging space and storage area.

BEDROOM TWO 4.5m x 3.4m Windows to front and side of property. Stripped and polished floorboards. Radiator. Coombed ceiling

BATHROOM 2.6m x 1.9m Window to rear of property. White suite comprising cast iron bath, hand basin and WC. Vinyl flooring. Radiator. Part coombed ceiling. Tiled surround.

OUTSIDE Set in approx. 0.146 hectares (0.36 acre) of grounds. Stone outhouse. Garden mainly laid to grass with some mature planting. Off road hard standing.

COUNCIL TAX The property is currently listed in Band B

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

EPC RATING G19

ENTRY By mutual arrangement.

POST CODE HS6 5BU

VIEWING Strictly by prior arrangement through the selling agents.

PRICE Offers in the region of **£145,000** 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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