

# ANDERSON BANKS

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## **32 BAILLE NA CILLE, BALIVANICH, ISLE OF BENBECULA, HS7 5ND**



- **End of terrace, 3 bedroomed property in central location**
- **Lounge/diner, kitchen. WC and bathroom**
- **Presented in excellent 'walk-in' condition**
- **EPC Rating EPC E42**

**OFFERS IN THE REGION OF £65,000**

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We offer for sale a substantial end of terrace property situated within walking distance of local amenities in a good residential location within Balivanich. With Upvc double-glazing this is a spacious property providing excellent family accommodation. The property is recently decorated inside and out and is in 'walk-in' condition and beautifully presented in neutral colours.

Offering a versatile and practical living space and suitable for a wide range of purchasers with a large public room on the ground floor. The upper floor boasts three generously proportioned bedrooms together with a spacious bathroom. Heating is from a back boiler in the open fire together with electric heaters. An easily maintained rear garden and block built shed together with a further wooden shed enhance the amenity of this property.

Balivanich offers a Primary school, Hospital, several shops, post office, bank, restaurant and airport with daily flights to Glasgow and Stornoway. Linclate Secondary School and Benbecula College are approximately 4 miles distant.

#### The accommodation comprises:

**VESTIBULE** 0.9m x 0.9m Upvc exterior door leading to vestibule. Door off to entrance hall.

**HALL** Cupboard housing electric meters together with a further storage cupboards. Doors off to WC, lounge and kitchen. Radiator. Fitted carpet with stairs to upper floor. Wood panelling.

**LOUNGE / DINER** 7.2m x 3.4m (at longest and widest) Attractive lounge with windows to the front and rear of property. Fitted carpet. Tiled fireplace with open fire fitted with back boiler. Electric coal effect fire. Radiators.

**KITCHEN** 3.4m x 2.2m Fitted kitchen with ample wall and floor units, stainless steel sink and drainer and tiled surround. Window overlooking rear garden. Plumbing for washing machine. Vinyl flooring. Wood panelling.

**WC** 1.8m x 1.8m White WC and hand basin. Vinyl flooring. Window to front of property with obscure glass.

#### UPPER FLOOR

**LANDING** Carpeted landing with doors off to bedrooms and bathroom. Spacious shelved airing cupboard.

**BEDROOM ONE** 3.6m x 2.8m (at longest and widest) Spacious double bedroom with window to front, laminate flooring. Electric panel heater.

**BEDROOM TWO** 3.5m x 3.2m (at longest and widest) Good sized bedroom with laminate flooring and window to rear. Electric panel heater.

**BEDROOM THREE** 3.6m x 2.9m Window to front. laminate flooring. Electric panel heater.

**BATHROOM** 2.3m x 1.9m White suite comprising WC, hand basin and bath with electric shower over and Respotex surround. Window to rear of property. Vinyl flooring. Fan heater.

**OUTSIDE** Fenced garden area to front with further fenced garden area to rear with a patio and wooden garden shed together with a further block built shed.

**COUNCIL TAX** The property is currently listed in band A.

**SERVICES** Mains electricity, water and drainage.

**EPC RATING** EPC E42

**ENTRY** By mutual arrangement.

**POST CODE** HS7 5HD

**VIEWING** Strictly by appointment through the selling agents.

**PRICE** Offers in the region of **£65,000** are expected.

**HOME INFORMATION PACK** 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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