

ANDERSON BANKS

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LAIMRIG HOUSE, 6 LOCHEYNORT, ISLE OF SOUTH UIST, WESTERN ISLES, HS8 5SJ



- **Detached property set in a stunning location**
- **Lounge, Kitchen / Diner, Bathroom**
- **Three Bedrooms with Master En-suite**
- **Croft (£30,000) and local business also available**
- **EPC C71**

OFFERS IN THE REGION OF £150,000

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We offer this attractive detached property for sale boasting three bedrooms with the master bedroom being en-suite. Set in its own grounds with open aspects in all directions and stunning views over open croft land and the sea loch, Locheynort to the front and a further fresh water fishing loch to the rear. This property benefits from oil fired central heating and Upvc double glazing throughout and is presented in excellent condition.

Locheynort is a quiet crofting township and is located on the picturesque east side of South Uist but is still within easy reach of the glorious white sandy beaches of the western coast of the islands. The village of Lochboisdale is approx. 8 miles distant and is the base for ferry services to the mainland and also has a post office, bank, and filling station. Daliburgh is approx. 6 miles distant and is the location for the local primary school, supermarket and doctor's surgery. Balivanich which is the

principal population centre on the Uists and the base for the islands air link to the Mainland is approximately 20 miles to the north.

The vendor is also selling the surrounding croft land which is being advertised separately and a successful business which, if purchased together, would offer a family lifestyle opportunity.

The accommodation comprises:

FRONT PORCH 1.7m x 1.4m Entrance porch with half glazed exterior door with side window panel. Laminate flooring. Coat pegs and glazed panel door to hall.

HALL L-shaped hall area with laminate flooring, radiator and doors off to lounge, kitchen/diner, bathroom and bedrooms. Loft hatch. Radiator.

LOUNGE 4.1m x 4m Dual aspect lounge with stunning views over Locheynort to the front and over croft land to the side. Radiator. Glazed panel door. Laminate flooring.

KITCHEN/DINER 5.2m x 3m (at longest and widest) Modern fitted kitchen with ample wall and floor units with splash back behind. Laminate flooring. Larder cupboard. Integral electric hob and oven with extractor fan over. Double aspect with windows to the side and rear. Door off to rear porch.

REAR PORCH 1.2m x 1.2m Useful rear porch area with vinyl flooring and coat pegs. Half glazed exterior door leading to rear garden.

BEDROOM ONE EN-SUITE 3.8m x 3.1m (at longest and widest) Master bedroom with double aspect windows to side and rear of property. Fitted carpet. Fitted wardrobes. Radiator. Door off to en-suite comprising white WC and hand basin. Radiator.

BEDROOM TWO 3m x 2.5m Window to front of property. Fitted wardrobe. Fitted carpet. Radiator.

BEDROOM THREE 2.8m x 2.1m Window to front of property. Fitted wardrobe. Fitted carpet. Radiator.

BATHROOM 3.1m x 2.2m (at longest and widest) White suite comprising bath with shower over and a tiled surround, hand basin and WC. Window to rear. Radiator. Vinyl flooring.

OUTSIDE Garden area of approx. ¼ acre or thereby mainly laid to grass. Hard standing for vehicles.

COUNCIL TAX Band C

SERVICES Mains electricity, water and drainage to a septic tank

EPC RATING C71

ENTRY By mutual arrangement.

POST CODE HS8 5SJ

VIEWING Strictly by prior arrangement through the selling agents.

PRICE Offers in the region of **£150,000** are expected. Croft **£30,000**.

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**.

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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