

ANDERSON BANKS

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LOCH BEE VIEW, WEST GERINISH, ISLE OF SOUTH UIST, HS8 5RW



- **Detached traditional property**
- **Spectacular views over Loch Bee**
- **Lounge, kitchen/diner, bathroom and porch**
- **3 Bedrooms,**
- **EPC Rating E39**

OFFERS IN THE REGION OF £120,000

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Situated on the beautiful Isle of South Uist and enjoying a peaceful setting in the rural village of West Gerinish and close to Loch Bee which is a huge inland brackish loch with narrow inlets to the sea, we offer for sale this charming detached 1 ½ storey property built circa 1920 and later extended with the addition of the front porch. Boasting 2 double bedrooms and a single bedroom together with a good sized lounge and a modern fitted kitchen/dining room Full double glazing and oil fired central heating throughout add to the amenity of this property. Loch Bee View will appeal to a wide range of purchasers either as a comfortable family home or as a stunning holiday retreat.

The main commercial centre of Balivanich is some 10 miles distant and provides amenities including shops, healthcare, junior school and transport links including an airport offering daily flights to Glasgow. There is a further junior school situated at Eochar some 5 miles distant and a senior school with sports facilities located at Linciate some 8 miles distant.

The accommodation comprises:

FRONT PORCH 2.3m x 1.7m (at longest and widest) Double aspect porch area with half glazed Upvc exterior door. Useful storage cupboard. Half glazed door leading to hallway.

HALL 2.9m x 2m (at longest and widest) Spacious hallway with timber carpeted staircase leading to upper floor. Cupboard housing electricity meters. Vinyl flooring. Radiator. Doors off to lounge, kitchen/diner and bathroom.

LOUNGE 4.1m x 3.4m Lounge area with window to the front of the property. Fitted carpet. Fireplace fitted with an electric fire. Radiator.

KITCHEN/DINER 4.1m x 3m Modern fitted kitchen with integral dishwasher, electric oven, fridge freezer. Calor gas hob. Stainless steel sink and drainer. Tiled surround. Vinyl flooring. Window to front of property. Radiator.

BATHROOM 3m x 2.8m White suite comprising WC, hand basin and bath with electric shower over. Tiled surround. Vinyl flooring. Storage cupboard. Window to rear of property. Radiator.

FIRST FLOOR

BEDROOM ONE 4m x 3.4m Fitted carpet. Window to front of property. Radiator. Coombed ceilings.

BEDROOM TWO 4.1m x 3.4m Fitted carpet. Window to front of property. Radiator. Coombed ceilings.

BEDROOM THREE 2.7m x 1.9m (at longest and widest) Storage cupboard. Velux window to rear of property. Fitted carpet. Radiator.

OUTSIDE Fenced garden area mainly laid to grass with hard standing for vehicles. There is a semi derelict stone built store in the grounds.

COUNCIL TAX The property is currently listed in Band A

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

EPC Rating E39.

ENTRY By mutual arrangement.

POST CODE HS8 5RW.

VIEWING Strictly by prior arrangement through the selling agents.

PRICE Offers in the region of **£120,000** 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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