

ANDERSON BANKS

SOLICITORS • NOTARIES • ESTATE AGENTS

**11 WINFIELD CLOSE, BALIVANICH,
ISLE OF BENBECULA, WESTERN ISLES HS7 5LQ**



- **Spacious end of terrace property in central location**
- **Lounge/diner , kitchen,**
- **Two good sized bedrooms, bathroom**
- **Ideal first time buyer property**
- **EPC Rating E50**

OFFERS IN THE REGION OF £69,000

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We offer for sale an end of terrace property situated within a residential estate in Balivanich. Offering surprisingly spacious accommodation, this property will appeal to a wide number of purchasers and would make a perfect starter home or a versatile space for a family. The property is within easy walking distance of all amenities and popular children's play area.

The property benefits from full double glazing and electric night storage heating. There is a garden area to the front and rear together with a block built shed.

The village of Balivanich boasts a Primary School, hospital, doctor's surgery, airport (offering daily flights to/from Glasgow and regular flights to Stornoway), bank, post office, restaurant and several shops. Culla Bay, a popular local beach, is within easy reach and Liniclate Secondary School is approximately 4 miles distant where there is a swimming pool, gym, and library.

The accommodation comprises:

VESTIBULE 0.9m x 0.9m Half glazed external door into porch. Vinyl flooring. Glazed panel door leading to lounge.

HALLWAY Laminate flooring and night storage heater. Carpeted stairway to first floor. Spacious cupboard which has plumbing enabling it to be made into a WC. Door off to lounge/diner.

LOUNGE/DINER 7.2m x 2.8m (at longest and widest) Windows to front and rear. Night storage heater. Fitted carpet. Feature fireplace with electric fire. Door off to kitchen

KITCHEN 2.6m x 2.5m Modern fitted kitchen with oak wall and floor units and tiled surround. Stainless steel sink and drainer. Electric cooker point. Plumbing for washing machine. Window to rear of property overlooking the rear garden. Vinyl flooring. Half glazed door leading to rear garden and also giving access to good sized integral store housing electricity meters.

UPPER FLOOR

BEDROOM ONE 5.3m x 2.8m (at longest and widest) Large double bedroom with windows to front. Fitted carpet. Fitted wardrobe. Panel heater.

BEDROOM TWO 2.7m x 2.6m (at longest and widest) Further double bedroom with window to rear. Fitted wardrobe. Panel heater, laminate flooring.

BATHROOM 2.5m x 1.7m White suite comprising hand basin, WC bath with electric shower over and tiled surround. Extractor fan. Window fitted with obscure glass to rear.

UPPER LANDING Loft access on landing. Linen cupboard housing hot water cylinder. Laminate flooring. Window on the half landing. Smoke alarm.

OUTSIDE Garden areas to front and rear of property mainly laid to grass. Integral block built store housing electricity meters.

COUNCIL TAX Band A.

SERVICES Mains electricity, water and drainage.

EPC RATING E50.

ENTRY By mutual arrangement.

POST CODE HS7 5LQ.

VIEWING Strictly by prior arrangement through the selling agents.

PRICE Offers in the region of **£69,000** 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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