

ANDERSON BANKS

SOLICITORS • NOTARIES • ESTATE AGENTS

250 DALBURGH, ISLE OF SOUTH UIST WESTERN ISLES, HS8 5SS



- **Detached extended bungalow in rural location**
- **Spacious lounge, kitchen**
- **Three double bedrooms**
- **Family bathroom, utility room**
- **Garden grounds extending to 0.14ha or thereby**
- **EPC Rating D56**

OFFERS IN THE REGION OF £160,000

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We offer for sale a spacious detached and extended bungalow set in the peaceful crofting township of Daliburgh. This property has a spacious lounge with a fitted kitchen and useful utility area. With three double bedrooms this property would make an ideal family home.

Presented in good condition with fresh decorations and benefitting from full double glazing, oil-fired central heating and with a garden to the front and rear. Early viewing is recommended.

The village of Daliburgh boasts a Primary School, doctor's surgery and supermarket and is approx 1 mile distant. Lochboisdale, offering a bank and ferry services to the mainland being approx 4 miles distant. Balivanich, which is the main commercial centre of the islands, offers daily flights to/from Glasgow and regular flights to Stornoway, bank, post office, restaurants, several shops and Liniclate Secondary School is approximately 26 miles distant.

Nearby you will find unspoilt white sandy beaches and machair with an abundance of wildflowers and bird life. There are small lochs for kayaking or fishing all within a short distance.

The accommodation comprises:

HALLWAY Entrance hall with doors off to lounge, bedrooms and bathroom. Fitted carpet. Radiator.

LOUNGE 4.7m x 3.7m Spacious double aspect lounge area with laminate flooring, radiator and door off to kitchen.

KITCHEN 3.6m x 2.4m Modern fitted kitchen with a range of wall and floor units. Washing machine, electric cooker. Windows to side of property. Radiator. Door off to utility area.

UTILITY ROOM 2.8m x 2m (at longest and widest) Useful utility room with window to side of property and door leading to rear garden. Oil boiler. Range of floor units. Storage cupboard.

BEDROOM ONE 4.3m x 3.6m (at longest and widest) Double bedroom with window to front of property. Fitted carpet. Radiator.

BEDROOM TWO 3.8m x 3.6m (at longest and widest) Double bedroom with window to side of property. Fitted carpet. Storage cupboard. Radiator.

BEDROOM THREE 3.6m x 3.3m (at longest and widest) Double room with window to rear of property. Fitted carpet. Radiator.

BATHROOM 2.2m x 1.8m White suite comprising bath with electric shower over and glass screen, WC and hand basin. Respatex surround. Vinyl flooring. Radiator. Window to rear of property.

OUTSIDE Garden area extending to some 0.14Ha or thereby mainly laid to grass with ample hard standing for vehicles.

COUNCIL TAX Band B.

SERVICES Mains electricity, water and drainage to a septic tank

EPC RATING D56.

ENTRY By mutual arrangement.

POST CODE HS8 5SS.

VIEWING Strictly by prior arrangement through the selling agents.

PRICE Offers in the region of **£160,000** are expected.

HOME REPORT The Home report will be made available to prospective purchasers on request.

TRAVEL Please see www.calmac.co.uk for ferry information to and from the Western Isles and Loganair 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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