

ANDERSON BANKS

SOLICITORS • NOTARIES • ESTATE AGENTS

THE NEUK, LOCHMADDY, ISLE OF NORTH UIST, WESTERN ISLES, HS6 5AA



- **Semi-Detached single storey property in convenient location**
- **Lovely views to the rear**
- **Open plan living area, shower room, 2 bedrooms**
- **Large shed/workshop**
- **EPC E48**

OFFERS IN THE REGION OF £90,000

WWW.ANDERSONBANKS.CO.UK

We are delighted to offer for sale this single storey property located on the outskirts of Lochmaddy village. The Neuk has had some renovation carried out which include a new kitchen fitted in the open plan living area. The rear of the property looks out over a loch with hills of North Uist beyond. This property offers spacious accommodation suited to a wide range of purchasers.

Located within easy walking distance of the amenities of Lochmaddy where you will find a shop, bank, restaurants, doctor's surgery, the noted Taigh Chearsabhagh art centre and a ferry service to the Isle of Skye. There is a primary school at Paible and a further supermarket located at Sollas. The main commercial area of Balivanich is some 12 miles from the house where you will find a bank, restaurants, hospital, senior school and the airport with daily flights to the mainland.

The furniture currently in the property is available by separate negotiation.

Accommodation comprises:

ENTRANCE PORCH 2m x 2.3m Entrance porch with windows to side and rear of property. Door off to entrance hall.

ENTRANCE HALL 3.7m x 1m (at longest and widest) Doors off to bathroom, bedrooms and living area.

LIVING AREA 7m x 3.9m (at longest and widest) Spacious open plan living area with a multi fuel stove set in a feature chimney breast. Solid oak flooring in main living area and vinyl flooring in the kitchen area. Recently fitted modern kitchen with integral oven and hob with extractor hood and integral washing machine. Large window to rear giving views over the loch and hills beyond. Window to side. Exterior door leading to rear garden.

BEDROOM ONE 3.1m x 3m Double bedroom with window to front of property. Fitted carpet. Electric panel heater.

BEDROOM TWO 3.9m x 3.8m (at longest and widest) Spacious double bedroom with window to front of property. Fitted carpet and electric panel heater.

SHOWER ROOM 2m x 1.68m Shower room with walk in shower area with electric shower, Respotex surround, WC and hand basin. Window to side of property. Storage heater. Loft hatch with fitted ladder.

OUTSIDE Block built shed with workshop area. Good sized garden to front, side and rear with lawned areas and mature planting. Hard standing for vehicles. Log store

ENTRY By mutual arrangement.

POST CODE HS6 5AA

EPC RATING E48

VIEWING Strictly by prior arrangement through the selling agents.

PRICE Offers in the region of **£90,000** are expected.

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