

# ANDERSON BANKS

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## 9 UACHDAR, ISLE OF BENBECULA HS7 5LY



- **Detached stylish family home in central location**
- **Attractive views**
- **Lounge, kitchen/diner**
- **Newly fitted modern bathroom**
- **4 double bedrooms**
- **“Walk-in” condition**
- **EPC Rating E49**

**OFFERS IN THE REGION OF £175,000**

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We are pleased to bring to the market this spacious and stylishly presented single storey, detached property with stunning views set in a central location. With bright and spacious rooms and decoration to a very high standard this property will appeal to a wide variety of purchasers and is well laid out for family living. Partial oil fired heating and Upvc double glazing adding to the amenity of 9 Uachdar. Viewing of this attractive property is highly recommended

Within the property are 4 double bedrooms, a double aspect lounge, and spacious kitchen/diner together with a recently fitted modern bathroom.

This property is conveniently located in Uachdar being located some 2 miles distant from Balivanich which makes it within easy reach of the local supermarkets and post office, the airport with daily flights to Glasgow and Stornoway, the hospital and primary school. The Secondary School at Liniclate is some 4 miles distant.

**The accommodation comprises:**

**VESTIBULE** 1.1m x 1.1m Upvc half glazed exterior door. Vinyl flooring. Glazed panel door leading to kitchen/diner. Coat pegs.

**KITCHEN/DINER** 5.4m x 4.26m (at longest and widest) Spacious family kitchen/diner with large window to side of property. Vinyl flooring. Radiator. Integral hob and oven with overhead extractor hood. Large storage cupboard housing electric meters. Door off to hall.

**HALL** L-shaped hallway with recently fitted half glazed Upvc exterior door leading to front of property. Storage cupboard. Karndene flooring Radiator. Doors off to lounge, bathroom and bedrooms. Loft access.

**LOUNGE** 5.3m x 3.6m (at longest and widest) Attractive double aspect lounge with windows to the front and side of the property giving full access to impressive views. Karndene flooring. Fireplace with tiled surround. Radiator.

**BEDROOM ONE** 3.6m x 3m (at longest and widest) Window to front of property. Fitted carpet. Storage cupboard. Electric panel heater.

**BEDROOM TWO** 3.2m x 3m Fitted carpet. Window to rear of property. Electric panel heater.

**BEDROOM THREE** 3.8m x 2.8m Window to rear of property. Fitted carpet. Storage cupboard. Radiator.

**BEDROOM FOUR** 3.9m x 3.6m (at longest and widest) Fitted carpet. Radiator. Storage cupboard. Window to front of property.

**BATHROOM** 2.1m x 2.1m Recently fitted modern bathroom with White WC, hand basin with vanity shelf under and a double ended bath. There is a separate double shower cubicle with mains shower. The bathroom is fully tiled and has Karndene flooring. Heated towel rail. Window to rear of property fitted with obscure glass.

**OUTSIDE** Garden ground mainly laid to lawn. Hard standing for vehicles. Garden shed.

**SERVICES** Mains water and electricity. Drainage to a septic tank.

**COUNCIL TAX** The property is currently listed in Band C.

**ENTRY** By mutual arrangement.

**POST CODE** HS7 5LY.

**EPC RATING** E49.

**VIEWING** Strictly by prior arrangement through the selling agents.

**PRICE** Offers in the region of **£175,000** 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](http://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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