

ANDERSON BANKS

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1 CIALLA, EOLIGARRY, ISLE OF BARRA, HS9 5YR



- **Spacious semi-detached single storey property**
- **Entrance vestibule, lounge, kitchen**
- **bathroom, 2 double bedrooms**
- **EPC D63**

OFFERS OVER £105,000

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We offer for sale this comfortable family home located on the stunning island of Barra. Boasting a good sized lounge area with kitchen off, and 2 double bedrooms and a bathroom, this property will appeal to a wide selection of purchasers.

Items of furniture are available by separate negotiation.

The Isle of Barra and is the most westerly permanently inhabited area of Scotland. The island is renowned for its natural flora and fauna, scenic walks and beautiful white sandy beaches.

The local primary school is within walking distance and the unique airport situated in the shallow bay of Traigh Mhòr which is the only one in the world where scheduled flights use the beach as a runway is a short drive away. The airport offers flights to Glasgow. Castlebay is some 10 miles distant and benefits from both Primary and Secondary schools, Hospital, Post Office, Bank and Shops. The ferry terminal provides regular sailings between Castlebay and Oban. The picturesque and historic Kisimul Castle is also situated in Castlebay. A further ferry terminal with sailings to Eriskay can be found at Ardmhor on the North Eastern side of the island.

Accommodation comprises:

ENTRANCE VESTIBULE 1.28m x 1.5m Tiled floor and half glazed interior door leading to hallway.

HALLWAY Laminate flooring, 2 storage cupboards. Doors off to lounge, bedrooms and bathroom. Electric heater.

LOUNGE 4.5m x 4.1m (at longest and widest) Good sized lounge area with picture window to the front of the property. Door off to kitchen. Laminate flooring. Electric heater.

KITCHEN 3.3m x 2.1m Kitchen with fitted wall and floor units. Plumbing for washing machine. Window to rear of property. Electric heater. Laminate flooring.

BEDROOM ONE 3.6m x 2.8m Double bedroom with window to front of property. Laminate flooring. Electric heater. Fitted wardrobe.

BEDROOM TWO 3.4m x 2.8m (at longest and widest) Double bedroom with window to rear of property. Laminate flooring. Electric heater. Fitted wardrobe.

BATHROOM 2.1m x 2m White 3 piece suite comprising bath with electric shower over and Respotex surround, hand basin and WC. Vinyl flooring. Electric heated towel rail. Window to rear of property.

OUTSIDE Gardens to front, side and rear of property. Hard standing for vehicles.

COUNCIL TAX The property is currently listed in Band A.

SERVICES Mains electricity, water and drainage.

EPC Rating D63.

ENTRY By mutual arrangement.

POST CODE HS9 5YR.

VIEWING Strictly by prior arrangement through the selling agents.

PRICE Offers over **£105,000** are expected.

HOME REPORT For a copy of the Home Report, please contact us. PDF sale particulars and floorplans are available for download via our website and via Anderson Banks Facebook page.

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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