

ANDERSON BANKS

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**8 KNOCKLINE, ISLE OF NORTH UIST,
WESTERN ISLES, HS6 5DT**



- **Detached single storey property**
- **Lounge, kitchen/diner**
- **3 bedrooms**
- **Sea views**
- **EPC E47**

OFFERS OVER £147,000

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We are pleased to bring to the market this single storey, detached property located in the peaceful crofting township of Knockline. Offering accommodation that will appeal to a wide variety of purchasers, this property has a spacious lounge, kitchen/diner, 3 bedrooms and a bathroom. Heating is by electric storage heaters supplemented by a solid fuel stove. The white sandy beaches of the west coast are within easy reach and there is an expanse of sea views from the rear of the property.

Knockline is a crofting township being some 12 miles from 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. In nearby Bayhead you will find Paible primary school, and a shop, post office and fuel pumps. There is a supermarket located at Sollas which is some 5 miles from the house. 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 accommodation comprises:

ENTRANCE VESTIBULE 1.7m x 1.3m 1.47m x 1m Useful entrance vestibule. Door leading to hallway.

HALLWAY L shaped hallway with doors off to lounge, bathroom and bedrooms. Fitted carpet. Loft hatch.

LOUNGE 5m x 3.1m Spacious lounge with large window to the front of property. Fitted carpet. Attractive rustic wooden fireplace with solid fuel stove. Storage cupboard. Door off to kitchen diner.

KITCHEN/DINER 5.6m x 3.5m (at longest and widest) Kitchen/diner with ample wall and floor units. Storage cupboard. Ceramic tile flooring. Window to rear of property. Door off to rear vestibule.

REAR VESTIBULE 2m x 1.3m Door leading to rear garden. Ceramic tile flooring.

BATHROOM 2.3m x 2m White bathroom suite comprising bath with electric shower over with modern tiled surround, wash basin and WC.

BEDROOM ONE 3.5m x 3.1m (at longest and widest) Double bedroom with window to front of property. Fitted carpet. Fitted wardrobes.

BEDROOM TWO 3.5m x 3.4m Double bedroom with window to side of property. Fitted carpet.

BEDROOM THREE 3.5m x 2.3m (at longest and widest) Third bedroom with window to rear of property. Fitted carpet. Fitted wardrobe.

OUTSIDE The gardens are mainly laid to lawn with ample hard standing for vehicles.

ENTRY By mutual arrangement.

POST CODE HS6 5DT

EPC RATING E47

VIEWING Strictly by prior arrangement through the selling agents.

PRICE Offers over **£147,000** 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.

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



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.

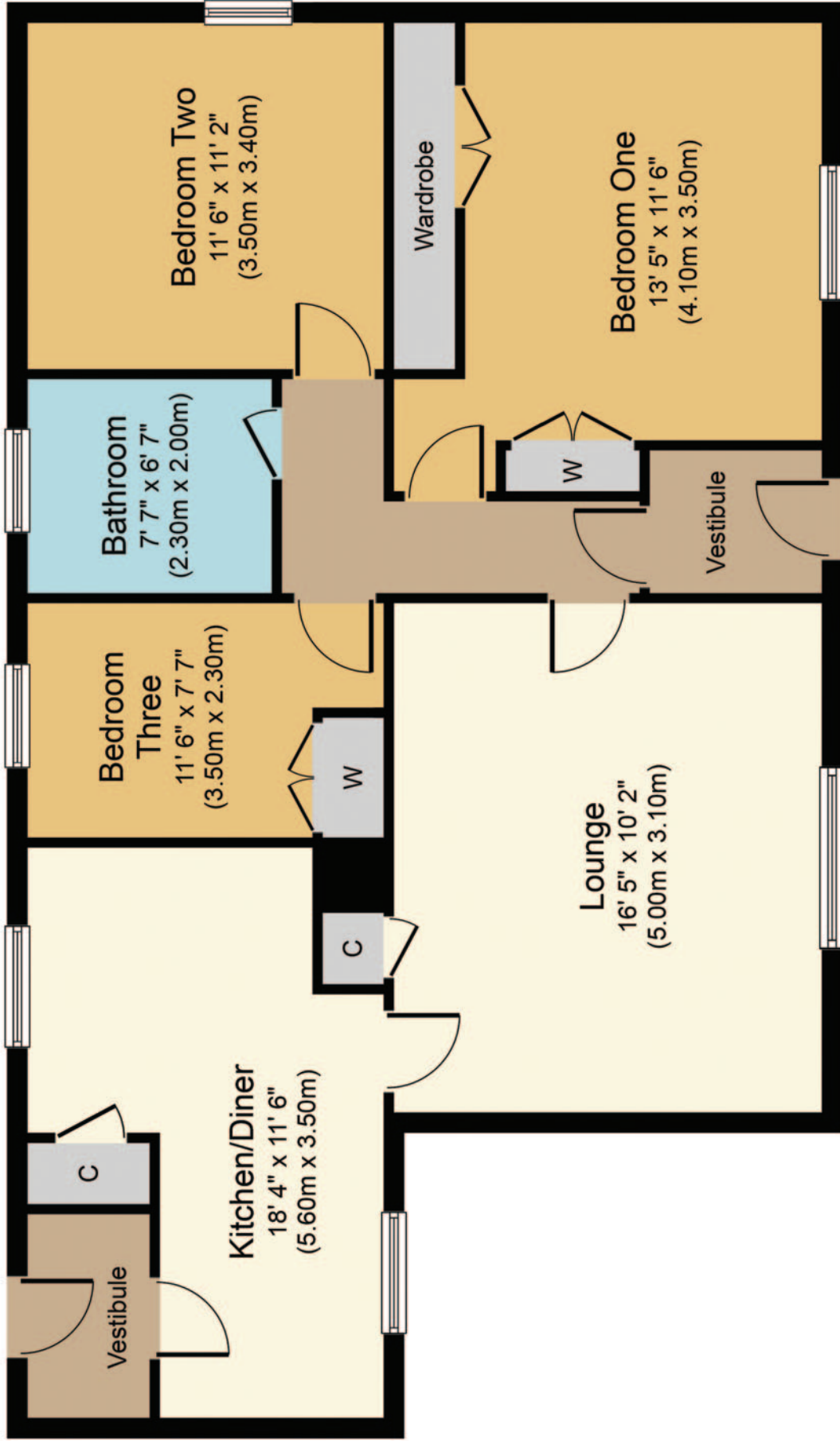
Note: The particulars have been carefully prepared, after due enquiry, but are provided as a guide only. Measurements are approximate. The particulars do not form part of any contract. While the agents consider that the information and opinions are fair and accurate, interested parties must not rely on any statement whether oral or written made by the agents.

22 Argyll Square, Oban, PA34 4AT
Tel: 01631 563158 Fax: 01631 565459
Email: info@andersonbanks.co.uk

Uachdar, Isle of Benbecula, Western Isles, HS7 5LY
Tel: 01870 602061 Fax: 01870 602878
Email: uist@andersonbanks.co.uk

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Approximate Floor Area
 1,011 sq. ft.
 (94.0 sq. m.)

8 KNOCKLINE

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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