

ANDERSON BANKS

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1 CAOL ORGHASIDH, VATERSAY, ISLE OF BARRA, HS9 5YP



- **Spacious semi-detached family home in quiet rural location on the Island of Vatersay**
- **Oil fired central heating**
- **Entrance vestibule, lounge, kitchen/diner**
- **Bathrooms, 2 double bedrooms further bedroom/study**
- **EPC D65**

OFFERS IN THE REGION OF £90,000

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We offer for sale this spacious and comfortable family home located on the stunning island of Watersay. Boasting a good sized lounge area, kitchen/diner, study/bedroom 3 on the ground floor and 2 double bedrooms and a bathroom on the upper floor, this property will appeal to a wide selection of purchasers.

The island of Watersay is reached by a causeway from 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.

Castlebay is some 2 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.

The Isle of Barra also boasts 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. The airport offers flights to Glasgow. 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 2.3m x 0.8m Entrance area with storage cupboard and door off to hallway.

HALLWAY Carpeted hallway with 2 storage cupboards and doors off to lounge, kitchen/diner and bedroom 3/study. Carpeted stairway leading to upper floor. Radiator

LOUNGE 4.1m x 3.48m Good sized lounge area with picture window to the front of the property giving sea views. Storage cupboard. Radiator. Fitted carpet.

KITCHEN/DINER 4.7m x 3m Spacious kitchen/diner with fitted wall and floor units. Plumbing for washing machine. Dual fuel cooker with gas hob and electric oven. Dishwasher. Window to rear of property. Vinyl flooring. Radiator.

STUDY/BEDROOM THREE 2.8m x 2.3m Versatile room which can be used as a third bedroom or equally useful as a study area. Window to side of property. Fitted carpet. Radiator.

UPPER FLOOR

BEDROOM ONE 2.7m x 2.5m Double bedroom with window to front of property. Fitted wardrobe. Radiator. Fitted carpet. Shelving.

BEDROOM TWO 3m x 3m Double bedroom with window to rear of property. Fitted wardrobe. Radiator. Fitted carpet.

BATHROOM 2.9m x 1.5m White bathroom suite comprising bath with electric shower over and tiled surround, hand basin and WC. Window to side of property. Radiator, vinyl flooring.

COUNCIL TAX The property is currently listed in Band A.

SERVICES Mains electricity, water and drainage.

EPC RATING D65.

ENTRY By mutual arrangement.

POST CODE HS9 5YP.

VIEWING Strictly by prior arrangement through the selling agents.

PRICE Offers in the region of **£90,000** 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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