ANDERSON BANKS

SOLICITORS • NOTARIES • ESTATE AGENTS

WHITE ROCK, DUSARY, ISLE OF NORTH UIST, WESTERN ISLES, HS6 5EW

- **Detached, single storey property in attractive location**
- **Lounge, kitchen/diner**
- **2 bedrooms and shower room**
- **Viewing is highly recommended.**
- **EPC Rating D63**

OFFERS IN THE REGION OF £140,000

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We are delighted to bring to the market this beautifully presented and surprisingly spacious home. Offering a lounge, kitchen/diner, two bedrooms and a shower room all one level this property will appeal to families and investors alike. White Rock also benefits from oil fired central heating and double glazing, full internal wall insulation and loft insulation.

Situated in the township of Claddach Kyles this property offers spectacular views to the nearby loch and attractive moorland with a wealth of birds and animals to admire.

Tastefully decorated, this property is presented in "walk in" condition.

The main commercial area of Benbecula with its airport offering regular flights to Glasgow and Stornoway, hospital, restaurants, schools and shops is some 15 miles distant. Lochmaddy with it ferry terminal, bank, doctor's surgery is some 10 miles distant. The local primary school is located at Paible which also has a well-stocked shop including a post office and filling station. Sollas with its supermarket is within easy reach.

Accommodation comprises:

ENTRANCE HALL *2.5m x 1.35m* Entrance area with window to rear. Door off to shower room. Access to lounge and bedrooms.

SHOWER ROOM *2.4m x 1.75m* Attractive shower room. Large walk-in shower cubicle with mains "rainfall" shower. Vanity sink, with heated Bluetooth mirror, WC. Heated towel rail. Window to side of property.

LOUNGE *4m x 3.1m* Good sized lounge area with windows to side and rear of property. Engineered wooden flooring. Door off to kitchen/diner.

KITCHEN/DINER *3.5m x 3.3m* Modern fitted kitchen with ample wall and floor units. Integral hob and oven. Integral fridge, freezer, dishwasher and washing machine. Windows to rear and front of property. Door leading to garden.

BEDROOM ONE *4m x 3m* Spacious double bedroom with double aspect windows to side of property. Engineered wooden flooring.

BEDROOM TWO *2.8m x 2.6m* Second bedroom with window to side of property. Engineered wooden flooring.

OUTSIDE Hard standing for vehicles reached over a cattle grid. Lawned garden and patio with drying area. Store for oil fired boiler.

COUCIL TAX Band A.

SERVICES Mains electricity, water and drainage to a septic tank.

EPC RATING D63.

ENTRY By mutual arrangement.

POST CODE HS6 5EW.

VIEWING Strictly by prior arrangement through the selling agents.

PRICE Offers in the region of **£140,000** are expected.

HOME REPORT The Home Report will be made available to interested parties 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.

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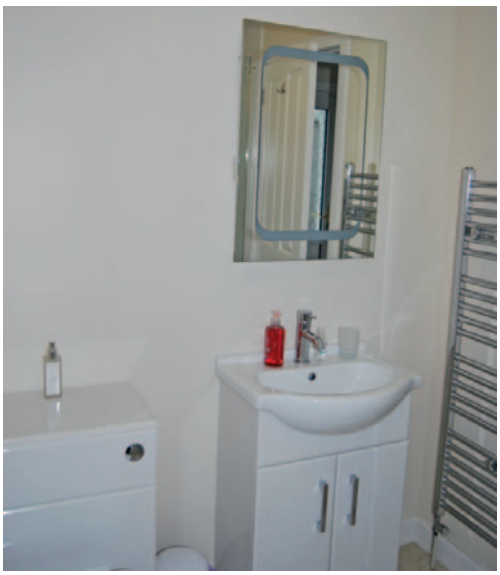
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