

ANDERSON BANKS

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**ORCADIA, 23 LINICLATE,
ISLE OF BENBECULA, HS7 5PJ**



- **Substantial modern two storey property**
- **Suitable for use as a family home or Guest House**
- **6 bedrooms (3 en-suite), separate bath/shower rooms**
- **2 public rooms, large kitchen, dining room, study/bedroom**
- **EPC Rating D60**

OFFERS IN THE REGION OF £295,000

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A unique opportunity has arisen to purchase a substantial family home which is equally suitable to be used as a guest house. Boasting versatile accommodation with 2 large public rooms, 6 spacious bedrooms three of which are en-suite, a stunning entrance hall with an impressive timber staircase together with a modern and well fitted breakfast/family kitchen, utility room and separate dining room. The property is fully double glazed and has electric heating.

Orcadia is immaculately presented, situated in a central location and set in attractive grounds with ample hard standing for vehicles, decking to the front and rear and well-kept gardens. There are outstanding views to the west over croft land taking in the Atlantic Ocean and evening sunsets. The easterly aspect maximising the morning sun and giving views over croft land and to the hills and mountains beyond.

The property is situated in a central location within easy reach of the secondary school and sports complex at Liniclate. There is also a hotel and restaurant nearby. A supermarket is located at Creagorry approx. 1 mile distant. Further local amenities are found in Balivanich, some 4 miles distant. The facilities include restaurants, supermarkets, doctor's surgery, hospital, bank and airport with flights to Stornoway and daily flights to Glasgow.

The accommodation comprises:

ENTRANCE PORCH 2.2m x 1.9m Upvc half glazed exterior door with glass side panel leading to the entrance porch. Large cloak cupboard. Window to side of property. Oak flooring. Double doors leading to hall.

HALL Spacious hall area with an impressive timber staircase leading to the upper floor. Oak flooring. Electric heater. Doors off to public rooms, kitchen, dining room, shower room, bedroom and study/bedroom. Two shelved storage cupboards.

FAMILY ROOM 4.7m x 5.9m (at longest and widest) Double aspect room with windows to the front and rear of the property. Fitted carpet. Electric heater. Attractive feature fireplace fitted with an electric fire. Fitted carpet.

LOUNGE 4.7m x 5.9m Double aspect room with windows to the front and patio doors and windows to the rear of the property. Fitted carpet. Electric heater. Attractive feature fireplace fitted with an electric fire. Fitted carpet.

STUDY/BEDROOM 4.2m x 2.2m (at longest and widest) Versatile room with window to front, fitted carpet and electric heater. This room is currently used as a further bedroom but would be equally suitable as a study.

BEDROOM ONE – EN-SUITE 3.5m x 2.2m (at longest and widest) En-suite bedroom with windows to front of property. Fitted carpet. Electric heater. Double fitted wardrobe. Door off to en-suite shower room. **EN-SUITE** 2.3m x 1.1m Stylish en-suite with shower cubicle fitted with electric shower, white WC and hand basin set in a vanity unit. Extractor fan. Respatex surround and ceramic tiled flooring

SHOWER ROOM 2m x 2.1m (at longest and widest) Shower cubicle with electric shower, white WC and hand basin. Tiled surround. Extractor fan. Ceramic tiled flooring. Downlights.

DINING ROOM 4.2m x 3.5m Windows to the rear and side of the property. Spacious storage cupboard. Oak flooring. Electric heater. Door off to kitchen

KITCHEN 6m x 4.7m (at longest and widest) Modern and light triple aspect kitchen with ample wall and floor units and windows to the rear and sides of property. Central breakfast island. Integral electric cooker and grill. Electric ceramic hob. Stainless steel sink and drainer. Respatex and part tiled surround. Oak flooring. Door off to utility room.

UTILITY ROOM 2.4m x 2m (at longest and widest) Window to rear, floor units, stainless steel sink and drainer. Oak flooring. Exterior door leading to garden. Washing machine and tumble dryer.

UPPER FLOOR Impressive galleried landing. Fitted carpet. Four storage cupboards. Doors off to bedrooms and bathroom. Electric heater.

BEDROOM TWO – EN-SUITE 5.9m x 4.9m (at longest and widest) Windows to front and rear of property. Fitted wardrobes. Fitted carpet. Electric heater. Door off to en-suite. **EN-SUITE BATHROOM** 3m x 3.2m (at longest and widest) Large bathroom with white suite comprising bath, WC, hand basin and shower cubicle with electric shower. Part wood panelled. Part coombed ceiling.

BEDROOM THREE 3.2m x 5.8m (at longest and widest) Spacious double room with window to rear. Fitted wardrobe. Fitted carpet. Electric heater.

BEDROOM FOUR – EN-SUITE 5.9m x 4.9m (at longest and widest) Windows to front and rear of property. Fitted wardrobes. Fitted carpet. Electric heater. Door off to en-suite. **EN-SUITE BATHROOM** 3m x 3.2m (at longest and widest) Large bathroom with white suite comprising bath, WC, hand basin and shower cubicle with electric shower. Part wood panelled. Part coombed ceiling.

BEDROOM FIVE 3.6m x 3.5m (at longest and widest) Windows to front of property, fitted carpet, fitted wardrobes electric heater.

BEDROOM SIX 3.6m x 3.5m (at longest and widest) Windows to front of property, fitted carpet, fitted wardrobes electric heater.

BATHROOM 3m x 2m (at longest and widest) Family bathroom with window to front of property. White suite comprising bath, WC and hand basin. Part wood panelling. Part coombed ceiling. Vinyl flooring. Electric heater. Shaver light.

OUTSIDE Approx. 1/3 acre or thereby of well-kept grounds including decking areas to front and rear of property, lawns and rockeries. Ample hard standing for vehicle turning and parking.

COUNCIL TAX The property is currently listed in Band G

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

EPC RATING D60.

ENTRY By mutual arrangement.

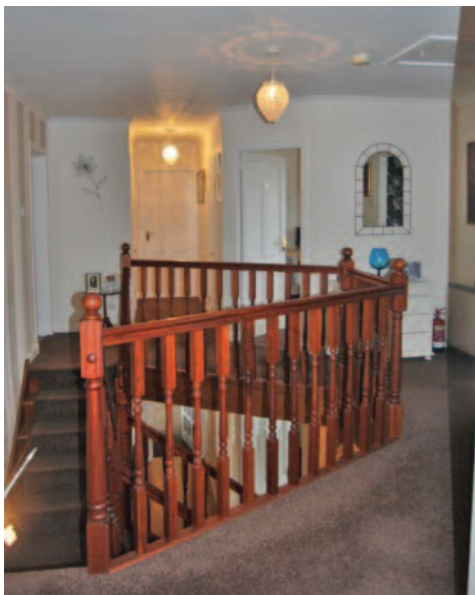
POST CODE HS7 5PJ.

VIEWING Strictly by prior arrangement through the selling agents.

PRICE Offers in the region of **£295,000** 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 for ferry information to and from the Western Isles and www.flybe.com 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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