

ANDERSON BANKS

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17 TUZO CLOSE, ISLE OF BENBECULA, HS7 5LB



- **Spacious semi-detached property within quiet residential area**
- **Ideal family home or Investment opportunity**
- **Fully double glazed, Heating from oil fired boiler and solar panels**
- **Front Porch, Hall, Lounge, Dining Room, Kitchen, W.C.**
- **4 Bedrooms, Bathroom. Garage**
- **EPC Rating B87**

OFFERS IN THE REGION OF £115,000

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We offer for sale a Semi-detached two-storey dwelling house with newly fitted full double glazing situated in a quiet residential estate within the village of Balivanich.

This property would make an ideal family home with many improvements including a modern fully fitted kitchen, bathroom, solar panels and heating from an oil fired boiler. The property is spacious and benefits from a separate garage, large fenced rear garden and ample off-road parking to the front.

The property is within easy walking distance of all services and amenities including shops, Post Office, Restaurant, Primary School, Bank and Hospital. Benbecula Airport with daily flights to Glasgow & Stornoway is also close by. Liniolate Secondary School and Benbecula College are some four miles distant from the property.

The accommodation comprises:

FRONT PORCH 1.7m x 1.5m Partially glazed UPVC door, window to front, meter cupboard, fully glazed internal door to hall with glass panels to side. Karndean flooring.

HALL 4.1m x 1.5m Under stair storage. Shelved cupboards and display shelves, radiator, overhead light, and stairs to upper floor. Doors off to lounge and utility room. Karndean flooring.

UTILITY ROOM 2.5m x 1.5m White W.C. and wash hand basin, opaque window to front, radiator, overhead light, plumbing for washing machine, Karndean flooring, shelving.

LOUNGE 5.7m x 3.4m Spacious lounge with large picture window to the rear. Feature fireplace. Fitted carpet. Radiator. Overhead light. Double doors to dining room. 3 double sockets.

DINING ROOM 4.2m x 3.4m Window to rear, radiator, overhead light. 2 double sockets. Door off to kitchen. Engineered oak flooring.

KITCHEN 4.8m x 3m Window to front, good selection of modern wall and floor units with integral oven and Bosch induction hob with extractor hood over, overhead, wall and under cupboard lights, Karndean flooring. Ample sockets. Tiled surround. Partially glazed door to garden.

UPPER FLOOR

LANDING Two large shelved cupboards, hatch to loft, fitted carpet, overhead light.

BEDROOM 1 4.4m x 3.4m (at longest & widest). Window to rear, overhead light, radiator, large built-in wardrobe. White wash basin with shaving socket and light above. Fitted carpet.

BEDROOM 2 4.2m x 3.2m Window to rear, overhead light, radiator, large built-in wardrobe. White hand basin with shaving socket and light above. Fitted carpet.

BEDROOM 3 3.1m x 2.7m (at longest & widest). Window to front, overhead light, built-in wardrobe. Fitted carpet.

BEDROOM 4 3.4m x 2.0m (at longest & widest). Window to front, overhead light, built-in wardrobe. Fitted carpet.

BATHROOM 1.8m x 1.6m Fitted with a white suite comprising bath with Mira shower with rainfall head and separate attachment, over and tiled surround, wash basin and WC. Opaque window. Vinyl flooring. Heated towel rail. Extractor fan.

OUTSIDE Semi-detached garage with concrete floor and power supply and oil fired boiler. Upvc door. Large, fenced rear garden to the rear with ample off-road parking to the front.

SERVICES Mains electricity, water and drainage.

COUNCIL TAX The property is currently listed in band C.

ENTRY By mutual arrangement.

EPC RATING B87.

VIEWING Strictly by appointment through the selling agents.

PRICE Offers in the region of **£115,000** are expected.

POST CODE HS7 5LB.

HOME REPORT A copy of the Home Information Pack 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.

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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