

ANDERSON BANKS

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**9/10 DRUIM NA H'AIRDE, BALIVANICH,
ISLE OF BENBECULA, WESTERN ISLES, HS7 5NE**



- **Spacious end terrace property**
- **En suite master bedroom with dressing room**
- **2 further bedrooms**
- **Study/playroom/4th bedroom**
- **Lounge, dining room**
- **Kitchen and utility room**
- **Garden front and rear, parking**
- **Close to local amenities**
- **Garage**
- **Viewing highly recommended**
- **EPC rating D59**

**OFFERS IN THE REGION OF £117,500
£5,000 BELOW HOME REPORT VALUATION**

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We offer for sale this substantial semi-detached property situated within walking distance of local amenities in a good residential location within Balivanich. Offering full double glazing and oil fired heating, this is a spacious property with versatile accommodation which is suitable for a wide range of purchasers for use as an everyday living and entertaining space. The kitchen is modern with ample wall and floor units. The master bedroom and en-suite are impressively proportioned, the en-suite having a double whirlpool bath and separate shower together with many other features. Easily maintained front and rear gardens enhance the amenity of this property.

Balivanich offers a Primary school, Hospital, several shops, post office, bank, restaurant and airport with daily flights to Glasgow and Stornoway. Linciate Secondary school and Benbecula College are approximately 4 miles distant.

Accommodation comprises:

ENTRANCE HALL 2.7m x 1.9m. Half glazed Upvc exterior door. Built in cloak cupboard. Panelled glass door to dining room.

DINING ROOM 4.2m x 3.4m (at longest and widest). Karndean flooring, beamed ceiling, large window to front of property. Doors off to kitchen and lounge. Radiator.

LOUNGE 6m x 5.4m (at longest and widest). Spacious lounge area. Double aspect with 2 windows to front and a further window to the rear of the property. Karndean flooring. Beamed ceiling. Open plan carpeted stairs to upper floor. Door off to study. Radiators.

STUDY/PLAYROOM/BEDROOM 4 3.5m x 2.5m (at longest and widest). Window to rear of property. Fitted carpet.

KITCHEN 3.4m x 2.8m (at longest and widest). Ample wall and floor units with integral fridge, oven and ceramic hob with extractor hood. Karndean flooring. Tiled mosaic splash back. Stainless steel sink and drainer. Window to rear. Radiator. Spotlights. Doors to rear porch and utility room.

UTILITY ROOM 2.6m x 1.8m. Work surface. Window to rear. Marmoleum flooring. Plumbing for washing machine.

REAR PORCH 1.1m x 1m. Oil fired condenser boiler. Shelving. Half glazed Upvc exterior door leading to garden.

UPPER FLOOR Carpeted stairway to upper floor. Radiator. Storage cupboard. Loft hatch to spacious boarded loft with electric light. Doors off to bedrooms and bathroom.

MASTER SUITE 5.4m x 3.4m (at longest and widest). Spacious master suite with windows to front. En-suite bathroom. Dressing area with fitted wardrobes and window to rear. Wood panelling. Fitted carpet.

EN-SUITE 3.5m x 3.6m Impressive, modern bathroom with double whirlpool bath having underwater lighting and variable controls. Separate large shower cubicle with mains power shower with attractive mosaic tile and Respotex surround. White WC and Wash basin. Mosaic tiled splash backs. Karndean flooring. Radiator. Window to rear. Spotlights. Extractor fan.

BEDROOM 2 5.4m x 2.8m (at longest and widest). Spacious double bedroom with beech laminate flooring. Window to front. Fitted wardrobes. Shelved storage cupboard. Dimplex panel heater.

BEDROOM 3 3.6m x 3.5m (at longest and widest). Good sized double bedroom with fitted wardrobes, beech laminate flooring. Window to rear of property. Dimplex panel heater.

FAMILY BATHROOM 2.5m x 1.7m. Modern, well fitted family bathroom with white WC, wash basin and bath with tiled surround. Extractor fan. Radiator. Karndean flooring. Window to rear.

OUTSIDE Easily maintained gravelled and planted front garden. Good sized rear garden with lawned area, decking, concealed sandpit, lighting and patio area complete with fire pit. Attractive terraced planting including herbs and fruit bushes. Summer house. Ample parking. Shared amenity grounds to the side of the property. Single garage with electricity supply.

COUNCIL TAX The property is currently listed in Band C.

SERVICES Mains electricity, water and drainage.

ENTRY By mutual arrangement.

POST CODE HS7 5NE.

VIEWING Strictly by prior arrangement through the selling agents.

PRICE Offers in the region of **£117,500** are expected.

EPC RATING D59.

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.loganair.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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