

ANDERSON BANKS

SOLICITORS • NOTARIES • ESTATE AGENTS

26 MUIR OF AIRD, ISLE OF BENBECULA, WESTERN ISLES, HS7 5LT



- **Traditionally built house**
- **2 Bedrooms, lounge, kitchen/diner, bathroom**
- **Many original features**
- **Countryside views from all windows**
- **Some furniture and white goods available**
- **EPC E43**

OFFERS IN THE REGION OF £160,000

WWW.ANDERSONBANKS.CO.UK

We are delighted to bring to the market this traditionally built property offering spacious living accommodation. Featuring exposed stone walls in many of the rooms, a multi-fuel stove in the lounge which provides the central heating, and a stylish modern bathroom this property will appeal to a range of purchasers. The loft area may be suitable for conversion to living accommodation with the relevant permissions. White goods and some furniture may be available by separate negotiation.

Offering open rural views in all directions this property is located in a secluded location which is within easy reach of the local facilities and the white sandy beach at Culla Bay.

Balivanich which is approx. 2 miles distant 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 L-shaped hallway with doors off to lounge, bathroom, bedrooms and kitchen/diner.

LOUNGE 4.8m x 3.4m Spacious double aspect lounge with multi-fuel stove and feature fireplace. Vinyl flooring. Radiator.

BEDROOM ONE 4.2m x 2.7m Double bedroom with feature exposed stone wall. Window to side of property. Radiator.

BEDROOM TWO 3.1m x 2.8m Further bedroom with feature exposed stone wall. Window to side of property.

KITCHEN/DINER 4.5m x 3.9m Large kitchen/dining area. Double aspect windows. Feature exposed stone walls and fireplace with oil fired Rayburn stove (currently disconnected). Fitted units. Vinyl flooring.

BATHROOM 3.1m x 1.6m Modern bathroom with white suite comprising bath with electric shower over, hand basin and WC. Tiled surround. Vinyl flooring. Storage cupboard.

OUTSIDE Garden ground mainly laid to grass with hard standing for vehicles extends to some 0.12Ha or thereby. Small storage container.

ENTRY By mutual arrangement.

POST CODE HS7 5LT.

EPC E43.

COUNCIL TAX BAND C.

VIEWING Strictly by prior arrangement through the selling agents.

PRICE Offers in the region of **£160,00** are expected.

HOME REPORT A copy of the Home Report will be made available to interested parties on request.

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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