

ANDERSON BANKS

SOLICITORS • NOTARIES • ESTATE AGENTS

THE OLD STORES, BORNISH, ISLE OF SOUTH UIST, WESTERN ISLES, HS8 5SA



- **Delightful and extended former blackhouse in rural location**
- **Living area, utility, study, 2 bedrooms, bathroom**
- **Mature garden grounds extending to 1/3rd of an acre or thereby**
- **EPC Rating G20**

OFFERS IN THE REGION OF £130,000

WWW.ANDERSONBANKS.CO.UK

We offer for sale the most delightful detached and extended former blackhouse set amongst mature trees and plantings and offering stunning views over the nearby loch. This property offers a living area with two double bedrooms, study, bathroom and a useful utility area. Whilst compact in nature this single storey property is full of charm and character.

The property also benefits from full double glazing and electric heating. The garden is planted with mature trees and has an abundance of bird life, there is a lawned area and a substantial shed

The village of Bornish is a crofting township and is located approx. 6 miles from Daliburgh which boasts a Primary School, doctor's surgery and supermarket. Lochboisdale, offering a bank and ferry services to the mainland being approx 8 miles distant. Balivanich, which is the main commercial centre of the islands, offers daily flights to/from Glasgow and regular flights to Stornoway, bank, post office, restaurants, several shops and Linnclate Secondary School is approximately 20 miles distant.

Nearby you will find unspoilt white sandy beaches and machair with an abundance of wildflowers and bird life. There are small lochs for kayaking or fishing all within a short distance.

THE ACCOMMODATION COMPRISES:

HALLWAY Entrance hall with hanging space for coats. Doors off to Living area, utility room, bathroom and bedroom two

LIVING AREA 5.8m x 4m (at longest and widest) Delightful living area which includes a kitchen area, dining area and space for lounging. Windows to front and rear of property. Doors off to study and bedroom one.

STUDY 3.3m x 2.2m Attractive and well-lit study area. Wood panelling. Windows to rear of property giving views of the trees and birdlife.

BEDROOM ONE 3.6m x 3.5m (at longest and widest) Unique double bedroom which incorporates the curve of the original blackhouse walls. Fitted wardrobe. Window to side of property.

BEDROOM TWO 3.7m x 3m Further double bedroom with double aspect windows to side and rear of property.

BATHROOM 2m x 2m White suite comprising bath with electric shower over, hand basin and WC. Respatex surround. Window to front of property.

UTILITY ROOM 2.5m x 1.2m Useful area with plumbing for washing machine. Hand basin. Window to front of property.

COUNCIL TAX Band A.

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

EPC RATING G20

ENTRY By mutual arrangement.

POST CODE HS8 5SA

VIEWING Strictly by prior arrangement through the selling agents.

PRICE Offers in the Region of **£130,000** are expected.

HOME REPORT 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 Loganair 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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