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4 KYLES FLODDA, ISLE OF BENBECULA, WESTERN ISLES, HS7 5QR



- **Spacious detached property within rural area**
- **Ideal family home with stunning views of the sea**
- **Lounge, Dining Room, Kitchen, Utility**
- **En-suite master bedroom, 2 further bedrooms, bathroom**
- **Conservatory**
- **Upgrading required**
- **EPC Rating D59**

OFFERS IN THE REGION OF £190,000

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We are delighted to offer for sale this detached single storey dwelling house situated in the attractive rural area of Kyles Flodda. This property would make an ideal family home but is currently in need of refurbishment including, but not limited to, the kitchen, bathrooms and heating system. 4 Kyles Flodda offers a spacious lounge with picture window giving views of the sea, kitchen, utility area and a separate dining room which leads to the conservatory. There are 3 bedrooms, the master having an en-suite shower room, and a family bathroom. There is a good-sized garden and ample off-road parking reached via a cattle grid.

The property is approx. 8 miles distant of local services and amenities including shops, Post Office, Restaurant, Primary School, Bank, Hospital and Benbecula Airport (flights to Glasgow & Stornoway) all of which are located in Balivanich. Linciate Secondary School and Benbecula College are some 10 miles distant from the property.

THE ACCOMMODATION COMPRISES:

ENTRANCE VESTIBULE 1.7m x 1m Entrance vestibule with storage cupboard and door to inner hall.

HALLWAY L-shaped hall with storage cupboards and doors off to lounge, kitchen, bathroom and bedrooms. Loft access.

LOUNGE 5.9m x 3.9m Spacious lounge with stone effect fireplace with open fire. Window to side of property and picture window to rear giving stunning views over the sea to Island Flodda. Door off to dining room.

DINING ROOM 4m x 3m Dining area with serving hatch to kitchen and patio doors through to conservatory.

CONSERVATORY 3.1m x 2.7m Attractive conservatory with tiled floor and glass to three sides and door to garden.

KITCHEN 4m x 3.7m Kitchen area in need of refurbishment. There is a range of wall and floor units. Oil heating boiler (currently not serviceable). Window to rear of property. Door off to utility area.

UTILITY AREA Useful utility area with plumbing for washing machine. Door off to rear garden.

MASTER BEDROOM (EN-SUITE) 4.5m x 2.9m (at longest and widest) Double bedroom with 2 fitted wardrobes. Window to front of property and door off to en-suite.

EN-SUITE SHOWER ROOM 3.2m x 1.7m (at longest and widest) Fitted "wet room" shower with disabled access. Respotex surround. White hand basin and WC. Window to side of property.

BEDROOM TWO 3.3m x 2.9m Double bedroom with fitted wardrobe and window to front of property.

BEDROOM THREE 3.2m x 2.5m Double bedroom with fitted wardrobe and window to rear of property.

FAMILY BATHROOM 3.2m x 2m (at longest and widest) Coloured suite comprising bath, WC and hand basin. Tiled surround. Window to rear of property.

OUTSIDE Good sized garden area with mature planting to all sides with a lawned area and ample hard standing for parking. Greenhouse. The property is reached via a shared track

SERVICES Mains electricity, water and drainage to septic tank.

COUNCIL TAX The property is currently listed in band C.

ENTRY By mutual arrangement.

EPC RATING D59

VIEWING Strictly by appointment through the selling agents.

PRICE Offers in the region of **£190,000** are expected.

POST CODE HS7 5QR

HOME REPORT The Home Report will be made available to interested parties on request.



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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