

# ANDERSON BANKS

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**SEALLADH MARA, 479 SOUTH LOCHBOISDALE  
ISLE OF SOUTH UIST, WESTERN ISLES, HS8 5UB**



- **Detached two storey property with enviable views over Loch Boisdale**
- **Double glazed with oil fired central heating**
- **Lounge, kitchen/diner and separate dining room**
- **Four bedrooms (one en-suite) and two further bathrooms**
- **Quiet rural location**
- **EPC Rating E51**

**OFFERS IN THE REGION OF £215,000**

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The opportunity has arisen to purchase a two-storey property in the vicinity of South Lochboisdale, occupying a rural position with an open outlook to the shore. This property would make an ideal family home with neutral decor throughout, a modern fitted kitchen, separate dining room, spacious lounge and ground floor en-suite double bedroom and further bathroom. There is a shower room and 3 double bedrooms on the upper floor. This property is well laid out for family living with well proportioned rooms and en-suite facilities and will appeal to a wide range of purchasers looking for a new home.

South Uist is renowned for its scenery and wonderful sandy beaches which are within easy reach. Daliburgh, with its supermarket, primary school and hotel is approximately two miles away whilst Lochboisdale, with hotels, shops and ferry terminal with regular sailings to Oban is approx 5 miles distant. The airport located on the Isle of Benbecula is some 30 miles distant. Benbecula also boasts further hotels and restaurants, Secondary school and hospital.

**Accommodation comprises:**

**SUN PORCH** 2.7m x 2.3m Triple aspect sun porch with glass panelled exterior door and further glass panelled interior door leading to hallway.

**HALL** Spacious hall with laminate flooring, radiator. Doors off to lounge, kitchen, dining room and master bedroom. Under stair storage cupboard.

**LOUNGE** 6m x 3.6m Large lounge area with picture window to front of property. Attractive fireplace with solid fuel stove. Large opening through to kitchen. Two radiators.

**KITCHEN/DINER** 5.7m x 4.1 (at longest and widest) Good sized kitchen/diner with window to the rear of the property. Modern kitchen with ample wall and floor units with breakfast bar and an enamel Belfast sink. Integral hob and oven. Laminate flooring. Radiator. Door off to rear porch.

**REAR PORCH** 1.65m x 1.3m Rear porch area housing oil fired boiler. Window to side of property. Exterior glass panelled door to outside. Electric meters.

**DINING ROOM** 3.4m x 3.3 Window to rear of property. Radiator. Laminate flooring.

**MASTER BEDROOM (EN-SUITE)** 3.4m x 3.3m Window to front of property. Fitted carpet. Radiator. Door off to modern en-suite shower room with white WC, hand basin set in vanity units and shower cubicle fitted with an electric shower and Respotex surround. Heated towel rail. Vinyl flooring.

**BATHROOM** 2.3m x 1.9m

Modern bathroom comprising white WC, hand basin and bath with Respotex surround. Window to rear of property fitted with obscure glass. Heated towel rail.

**UPPER FLOOR**

Carpeted stairs leading to upper floor. Spacious L-shaped landing with smoke alarm and window to rear of property.

**BEDROOM TWO** 4m x 3.3m (at longest and widest) Window to side of property. Radiator. Fitted wardrobes. Part coombed ceiling. Fitted carpet.

**BEDROOM THREE** 3.6m x 3.5m (at longest and widest) Window to front of property. Fitted carpet. Radiator. Storage cupboard.

**BEDROOM FOUR** 4m x 3m (at longest and widest) Window to side of property. Fitted carpet. Fitted wardrobes. Storage cupboard. Loft hatch. Coombed ceilings.

**BATHROOM** 2.7m x 1.6m (at longest and widest) White suite set in vanity units comprising WC and hand basin. Shower cubicle with electric shower and Respotex surround. Vinyl flooring. Window to rear fitted with obscure glass. Heated towel rail.

**OUTSIDE** Fenced garden grounds mainly laid to grass with planted shrub areas. Large wooden garden shed. Hard standing for vehicles.

**COUNCIL TAX** The property is currently listed in Band D.

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

**ENTRY** By mutual arrangement.

**POST CODE** HS8 5UB

**EPC RATING** E51

**VIEWING** Strictly by prior arrangement through the selling agents.

**PRICE** Offers in the region of **£215,000** are expected.

**HOME REPORT** The Home Report will be made available to prospective purchasers on request.

**TRAVEL** Please see [www.calmac.co.uk](http://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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