

ANDERSON BANKS

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19 LOCHEPORT, ISLE OF NORTH UIST, WESTERN ISLES, HS6 5EU



- **Single storey detached property in stunning location**
- **Lounge, kitchen, dining room, utility**
- **Master en-suite bedroom**
- **3 further bedrooms**
- **EPC D59**

OFFERS IN THE REGION OF £265,000

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We are pleased to bring to the market 19 Locheport. This well-appointed property would make a perfect family home. Offering a large lounge, kitchen and dining room together with a useful utility area and 4 bedrooms with the master having an en-suite shower room and a separate family shower room. The property also benefits from oil-fired central heating. This property is in a rural location with stunning views from every window. There is a fenced garden to front and rear along with ample parking and the added bonus of a large stone byre for storage.

Locheport is located in North Uist and is surrounded by croft land with sea views to the front and extensive croft and loch views to the rear. Balivanich, which is the commercial centre of the islands, is approximately 15 miles distant, and offers a Primary school, hospital, further shops, post office, bank, restaurants, and airport with daily flights to Glasgow and Stornoway. Linclate Secondary school and Benbecula College are approximately 16 miles distant.

THE ACCOMMODATION COMPRISES:

ENTRANCE VESTIBULE 1.7m x 1.5m Entrance area with internal door leading to hallway.

HALLWAY Carpeted L-shaped hallway with doors off to lounge, dining room all bedrooms and family Shower room Storage cupboards.

LOUNGE 5.6m x 5.2m (at longest and widest) Spacious and bright lounge area with window to front of property. Fireplace. Carpeted flooring.

DINING ROOM 3.2m x 3m Light and bright room with door off to kitchen and utility room. Window to rear of property.

KITCHEN 3.9m x 3.6m (at longest and widest) Extensive fitted wall and floor units with integral appliances. Window to rear of property. Central island. Oil fired range cooker.

UTILITY AREA 3m x 1.4m Utility area with door to rear garden.

MASTER BEDROOM ONE 3.9m x 3m Double bedroom with window to front of property. Fitted wardrobe. Carpeted flooring. Door off to en-suite shower room.

EN-SUITE 2.3m x 1.6m (at longest and widest) Shower room with suite comprising WC and hand basin. Shower cubicle with electric shower. Window to front of property.

BEDROOM TWO 3.1m x 3m Double bedroom with window to front. Fitted wardrobe. Fitted carpet. Hand basin.

BEDROOM THREE 4.1m x 2.9m Further double bedroom with window to rear of property. Fitted carpet. Fitted wardrobe. Hand basin.

BEDROOM FOUR 3m x 2.6m Carpeted bedroom with window to rear and fitted wardrobe.

FAMILY SHOWER ROOM 3m x 1.7m Suite comprising of WC and hand basin. Disabled shower area fitted with electric shower. Respotex surround. Window to rear of property.

OUTSIDE Fenced garden area to front and rear mainly laid to lawn. Parking and turning area. Decking. Stone byre.

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 HS6 5EU.

EPC RATING D59.

VIEWING Strictly by prior arrangement through the selling agents.

PRICE Offers in the Region of **£265,000** 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 Logan air 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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