

ANDERSON BANKS

SOLICITORS • NOTARIES • ESTATE AGENTS

120 CRAIGSTON, ISLE OF BARRA, WESTERN ISLES, HS9 5XS



- **Detached 2 storey house.**
- **Lounge, kitchen, bedroom and bathroom on ground floor**
- **Two double bedrooms and WC on upper floor**
- **EPC Rating G1**

OFFERS IN THE REGION OF £95,000

WWW.ANDERSONBANKS.CO.UK

The opportunity has arisen to purchase a traditional stone-built and extended house in Craigston on the beautiful Isle of Barra. This property is in need of renovation but offers a kitchen, lounge, bedroom and bathroom on the ground floor with two further double bedrooms and a WC on the upper floor.

Located in the rural crofting township of Craigston, the property is within easy reach of Castlebay, some 3 miles distant, which boasts both primary and secondary schools, hospital, post office. Castlebay ferry terminal provides regular sailings between Castlebay and Oban.

Barra also boasts the unique airport, 6.5 miles from Craigston, situated in the shallow bay of Traigh Mhor. It is the only airport in the world that uses the beach as a runway for scheduled flights. The airway offers flights to Benbecula and Glasgow.

THE ACCOMMODATION COMPRISES:

ENTRANCE HALL 2.3m x 1.6m Entrance hall with doors off to lounge and ground floor bedroom and bathroom with stairway to upper floor.

LOUNGE 4.2m x 3.2m Lounge area with window to front of property. Fireplace with Morso stove. Storage cupboard and door off to kitchen.

KITCHEN 3.6m x 2.6m Double aspect kitchen with windows to side and rear of property. Door off to rear vestibule.

VESTIBULE 2.6m x 1m Rear vestibule with door to garden.

GROUND FLOOR BEDROOM 4.2m x 3.2m Double bedroom with window to front of property.

BATHROOM 2.4m x 1.4m Window to rear. Bath, WC and handbasin.

UPPER FLOOR

BEDROOM ONE 4.2m x 3.7m Double bedroom with window to front of property.

BEDROOM TWO 4.2m x 3.4m Double bedroom with window to front of property.

WC 2m x 1.5 WC and handbasin. Velux window.

OUTSIDE Garden area mainly laid to grass.

COUNCIL TAX The property is currently listed in Band A

SERVICES Mains electricity, water and drainage to a septic tank

EPC RATING G1

ENTRY By mutual arrangement.

POST CODE HS9 5XS

VIEWING Strictly by prior arrangement through the selling agents.

PRICE Offers in the region of **£95,000** 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.

22 Argyll Square, Oban, PA34 4AT
Tel: 01631 563158 Fax: 01631 565459
Email: info@andersonbanks.co.uk

Uachdar, Isle of Benbecula, Western Isles, HS7 5LY
Tel: 01870 602061 Fax: 01870 602878
Email: uist@andersonbanks.co.uk

WWW.ANDERSONBANKS.CO.UK

