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SUTHAINN, ASKERNISH, ISLE OF SOUTH UIST, HS8 5SY



- **Single storey modern detached property**
- **Stunning lounge with vaulted ceiling**
- **Kitchen/diner**
- **Master bedroom with dressing room**
- **2 further double bedrooms and a study**
- **Jack and Jill bathroom/wet room**
- **EPC C71**

OFFERS IN THE REGION OF £220,000

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We are pleased to offer for sale this beautifully presented, modern detached bungalow built to an exceptionally high standard in 2005. Fully double glazed and benefitting from full under floor oil-fired central heating throughout with individual controls for each zone. Suthainn has notable features including a vaulted ceiling in the spacious west-facing lounge, high-quality fully fitted oak kitchen with island unit/breakfast bar and modern, well-appointed family bathroom with separate shower/wet room together with solid oak wood flooring and ceramic tiling throughout. This is a rare opportunity to purchase a lovely family home and viewing is highly recommended.

The garden ground extends to approximately $\frac{1}{4}$ acre or thereby with a gravel driveway providing ample parking and in addition, there is a large, detached workshop situated beside the property which has an electricity supply and cold running water.

A ferry service to the mainland town of Oban is available from Lochboisdale, some 5 miles south and daily flights to Glasgow from Balivanich, Benbecula which is some 20 miles to the north. Daliburgh with its supermarket and primary school is some 2 miles from the property, the secondary school is located in Liniolate.

South Uist is the second largest of the Western Isles and boasts around 20 miles of stunning sandy beaches on its Atlantic Coast. It is home to numerous archaeological sites and is also a haven for wildlife, with Loch Druidibeg Nature Reserve to the north of the island. Outdoor pursuits such as fishing, birdwatching, cycling, beachcombing and hill walking on the mountains of Hecla and Bheinn Mhor are very popular. The Askernish Golf Course is also a few hundred yards from the property. There are spectacular views towards the Isle of Barra and Bheinn Mhor

THE ACCOMMODATION COMPRISES:

HALL 11.75m x 1.23m Glazed external door. Access to all rooms. Ceiling spotlights. Two double power points.

LOUNGE 6m x 5m A super bright lounge area with a vaulted tongue and groove ceiling and three skylights. Light and spacious with two large double front windows and two full height side windows overlooking the front and side gardens and fine, open views to Isle of Barra and Askernish Golf Course.

KITCHEN/DINING 7m x 3.8m Stylish oak kitchen with an island unit featuring a ceramic hob with extractor fan over, integral double oven and a double Belfast style sink. The washing machine and dishwasher may be included in the sale. Entrance to the kitchen/diner is through double glass doors from hall and there are French doors leading to large decking area at the front of the property. This room is further enhanced by a vaulted and beamed ceiling with skylights.

MASTER BEDROOM / DRESSING ROOM 5.3m x 3.3m (at longest and widest) A spacious master bedroom with a window overlooking the rear garden with panoramic views of Beinn Mhor beyond. Door off giving access to Jack and Jill bathroom, bathroom/wet room. Walk-in fitted wardrobe/dressing area with dressing table.

BEDROOM 2 3.3m x 2.8m (at longest and widest) Super double bedroom with window overlooking rear garden.

BEDROOM 3 3.3 x 2.8m (at longest and widest) Further double bedroom with window overlooking rear garden.

STUDY (3.76m x 2.7m) Presently used as a study, this is another bright room with windows to front and side overlooking gardens. There is a storage cupboard off housing the oil-fired boiler and controls for the hot water and heating controls, access to loft area.

WC 1.5m x 1.2m WC and hand basin in white, extractor fan. Half tiled walls

BATHROOM 2.8m x 2.5m Accessed from the hallway the bathroom boasts a frosted glass window, 3-piece white suite comprising double ended bath, WC & vanity hand basin. Spotlights, extractor fan, storage cupboard, fully tiled to tongue and groove ceiling, glass bricks separate bathroom from: -

SHOWER / WET ROOM 1.3m x 2.8m Accessed directly from the master bedroom and bathroom. Frosted glass window, mains shower with body jets and side spout, spotlights, extractor fan, fully tiled to ceiling.

OUTSIDE

EXTERNAL WORKSHOP 6m x 3m Block built workshop under a slate roof, 3 windows overlooking garden, power, lighting, stainless steel sink with cold water, various work benches.

GARDEN Garden ground mainly laid to lawn with extensive gravel drive and mature planting together with a decking area.

COUNCIL TAX The property is currently listed in Band E.

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

EPC RATING C71.

ENTRY By mutual arrangement.

POST CODE HS8 5SY.

VIEWING Strictly by prior arrangement through the selling agents.

PRICE Offers in the region of **£220,000** are expected.

TRAVEL Please see www.calmac.co.uk for ferry information to and from the Western Isles and Loganair for flight information.

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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