

6 CAOLAS ORGHASIDH, VATERSAY ISLE OF BARRA, WESTERN ISLES, HS9 5YP



- **Semi-detached single storey house**
- **Lounge, kitchen, bedroom and shower room**
- **Outstanding views**
- **EPC Rating E51**

OFFERS IN THE REGION OF £75,000

We offer for sale this surprisingly spacious home located on the stunning island of Vatersay. Whilst in need of some upgrading, the property boasts a good-sized lounge area, kitchen, bedroom and shower room, this property will appeal to a wide selection of purchasers both for investment purposes or for first time buyers.

The island of Vatersay is reached by a causeway from the Isle of Barra and is the most westerly permanently inhabited area of Scotland. The island is renowned for its natural flora and fauna, scenic walks and beautiful white sandy beaches. Castlebay is some 2 miles distant and benefits from both Primary and Secondary schools, Hospital, Post Office, Bank and Shops. The ferry terminal provides regular sailings between Castlebay and Oban. The picturesque and historic Kisimul Castle is also situated in Castlebay.

The Isle of Barra also boasts the unique airport situated in the shallow bay of Traigh Mhòr which is the only one in the world where scheduled flights use the beach as a runway. The airport offers flights to Glasgow. A further ferry terminal with sailings to Eriskay can be found at Ardmhor on the North Eastern side of the island.

THE ACCOMMODATION COMPRISES:

ENTRANCE VESTIBULE 1.9m x 0.8m Entrance area with glazed door to inner hall.

HALLWAY Doors off to all rooms. Spacious storage cupboard.

LOUNGE 4.6m x 3.2m (at longest and widest) Spacious lounge area with large picture window to front with superb views over the shore and the islands beyond.

KITCHEN 3.2m x 2m The kitchen has a range of wall and floor units. Plumbing for a washing machine. Window to front of property.

BEDROOM 4.2m x 2.9m Large bedroom with built in wardrobe space and a storage cupboard. Window to rear of property

SHOWER ROOM 1.9m x 1.8m Shower room with walk-in shower with an electric shower over. Respotex surround. White WC and handbasin. Heated towel rail. Window to side of property.

OUTSIDE There is garden ground to the front, side and rear of the property. Allocated parking to the front.

COUNCIL TAX The property is currently listed in Band A.

SERVICES Mains electricity, water and drainage.

EPC RATING E51.

ENTRY By mutual arrangement.

POST CODE HS9 5YP.

VIEWING Strictly by prior arrangement through the selling agents.

PRICE Offers in the region of **£75,000** 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