

# ANDERSON BANKS

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## BAYVILLA, PAIBLE, ISLE OF NORTH UIST WESTERN ISLES, HS6 5DX



- **Traditional detached stone built property**
- **Ground floor Lounge, kitchen/diner, bedroom and bathroom**
- **2 spacious bedrooms and shower room on upper floor**
- **Large conservatory.**
- **EPC F28**

**OFFERS IN THE REGION OF £250,000**

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An exciting opportunity to purchase this superbly positioned detached, three bedroomed house with spectacular sea and landscape views on the beautiful Isle of North Uist. Bayvilla overlooks the tidal bay at Paible, on the north-west of the island, renowned for its long, white sandy beaches.

Set within a fully enclosed, mature garden that offers privacy Bayvilla enjoys a sense of seclusion whilst being conveniently located close to local amenities - including the North Uist Primary School, Bayhead shop and the popular Balranald RSPB Bird Reserve.

A particularly attractive feature of this property is the large conservatory that extends across the sea-facing side of the house - a bird watchers paradise, from which you can enjoy a multitude of resident and migrating birds

Bayvilla boasts a generous amount of flexible living space with solid maple wood floors extending throughout the ground floor and oak parquet in the conservatory. The third bedroom on the ground floor is located next to the bathroom with a further shower room on the upper floor.

The first floor comprises two spacious bedrooms and a shower room. The property is served by oil fired central heating.

#### ACCOMMODATION COMPRISES:

**UTILITY ROOM** 2.8m x 1m Entrance utility are with ceramic tiled floor, window to side of property. Doors off to WC and kitchen/diner.

**WC** 1.5m x 1m White WC and hand basin. Ceramic tiled floor. Window to side of property.

**KITCHEN / DINER** 4.4m x 3.6m

Kitchen / dining area with ample wall and floor units. Windows to front and rear of property. Glazed pine door to lounge. Door off to conservatory. Storage cupboard. Gas cooker.

**LOUNGE** 4.5m x 3.8m Sitting area with multi-fuel stove set in an attractive fireplace, windows to front of property. Door off to hallway.

**HALL** Spacious hall area with doors off to conservatory, bedroom, bathroom and stairs to upper floor.

**BEDROOM THREE** 3.9m x 3.2m (at longest and widest) Double bedroom with window to front of property.

**BATHROOM** 2m x 2.2m White suite comprising corner bath with electric shower over and tiled surround, vanity hand basin and WC. Window to rear of property.

#### UPPER FLOOR

**LANDING** 5.5m x 1.7m Carpeted landing area with velux window to the front of property and window on the half landing. Fitted bookshelves. Doors off to bedrooms and shower room.

**BEDROOM ONE** 4.7m x 3.4m Large double bedroom with velux windows to front and rear of property. Fitted carpet. Coombed ceilings.

**BEDROOM TWO** 4.7m x 5.6m (at longest and widest) Large double bedroom with velux windows to front and rear of property. Fitted carpet. Coombed ceilings.

**SHOWER ROOM** 3m x 2.2m Double shower cubicle fitted with mains shower with Respatex surround. White hand basin and WC. Window to rear of property. Coombed ceiling. Non-slip flooring.

**OUTSIDE** Secluded gardens with lawned area, polytunnel and mature planting. Hard standing for vehicles. Timber shed.

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

**RATEABLE VALUE** The property is currently listed at £3,300

**ENTRY** By mutual arrangement.

**EPC RATING** F28

**VIEWING** Strictly by appointment through the selling agents.

**PRICE** Offers in the Region of **£250,000** are expected.



**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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