

ANDERSON BANKS

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4 KILAULAY, ISLE OF SOUTH UIST, WESTERN ISLES, HS8 5RE



- **Detached, single storey property in attractive location**
- **Lounge, kitchen/diner**
- **3 bedrooms, shower room**
- **EPC Rating E54**

OFFERS IN THE REGION OF £130,000

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We are pleased to bring to the market this detached single storey property which is in need of modernisation and renovation. Offering a lounge, kitchen/diner, three bedrooms and a shower room all one level this property will appeal to purchasers who wish to put their own mark on a property. 4 Kilaulay also benefits from oil fired central heating.

Situated in the peaceful crofting township of Kilaulay this property offers attractive views to the nearby seashore and the ocean beyond.

The main commercial area of Benbecula with its airport offering regular flights to Glasgow and Stornoway, hospital, restaurants, schools and shops is some 10miles distant. Lochmaddy with it ferry terminal, bank, doctor's surgery is some 25 miles distant with a further ferry port at Lochboisdale being some 20 miles distant. The local primary school is located at Eochar. There are supermarkets within easy reach at Carnan and Creagorry

THE ACCOMMODATION COMPRISES:

SIDE VESTIBULE 1m x 2.3m Exterior door leading to vestibule. Storage cupboard, shelving. Door off to kitchen/diner.

KITCHEN/DINER 3.7m x 3.5m (at longest and widest) Kitchen area has fitted wall and floor units. Window to rear of property. Door off to lounge.

LOUNGE 4.7m x 3.6m Spacious lounge with picture window to front of property. Open fireplace with tiled surround. Door off to inner hall.

HALLWAY L-shaped hallway leading to front vestibule with door to front garden. Doors off to WC/third bedroom, 2 double bedrooms and shower room. Storage cupboard.

BEDROOM ONE 4m x 3.2m Double bedroom with picture window to front of property. Storage cupboard.

BEDROOM TWO 3.3m x 3.2m Double bedroom with window to side of property. Storage cupboard.

BEDROOM THREE 2.9m x 2.3m This room contains a WC and hand basin but would have originally been a third bedroom. Storage cupboard. Window to rear of property.

SHOWER ROOM 1.9m x 1.8m Walk-in shower with electric shower and waterproof surround. WC and hand basin. Window to rear of property.

OUTSIDE Ample hard standing for vehicles. Garden ground mainly set to grass extending to some 0.3237ha or thereby.

COUNCIL TAX Band A.

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

EPC RATING E54

ENTRY By mutual arrangement.

POST CODE HS8 5RE

VIEWING Strictly by prior arrangement through the selling agents.

PRICE Offers in the region of **£130,000** are expected.

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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