

# ANDERSON BANKS

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## 15 CLADDACH KIRKIBOST ISLE OF NORTH UIST, WESTERN ISLES HS6 5EP



- **Beautifully presented detached family home**
- **Excellent location on the west coast with superb sea views**
- **Lounge, kitchen/diner, 2 further public rooms and a WC on ground floor**
- **Master Bedroom with en-suite shower room**  
**2 further bedrooms on first floor together with a bathroom and study**
- **Garage accessed from the kitchen**
- **Impressive gardens with lawn, polycrubb, raised beds and patio area.**
- **Viewing is highly recommended.**
- **EPC Rating C71**

**OFFERS OVER £275,000**

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We are delighted to bring to the market this beautifully presented family home. Offering a spacious lounge with picture window to the front of the property which take in the wonderful sea views to Kirkibost Island. This property is very versatile and has the benefit of a large kitchen/diner and 3 public rooms on the ground floor which could be utilised in many different ways. There is a downstairs WC which could be converted to a shower room. The upper floor boasts a Master bedroom with en-suite and 2 further double bedrooms with a well fitted bathroom and a smaller room which could be used as a study or just for storage.

Outside you will find a useful garage, lawned areas, hard standing for vehicles, raised beds for flowers and vegetables and a polycrub together with log storage and a wooden garden shed.

Situated in the township of Claddach Kirkibost this property offers spectacular views to Kirkibost island to the front with attractive moorland to the rear.

Tastefully decorated, this property is presented in "walk in" condition. Adding to the amenity of this property is oil fired central heating, Upvc double glazing and an integral garage.

The main commercial area of Benbecula with its airport offering regular flights to Glasgow and Stornoway, hospital, restaurants, schools and shops is some 12 miles distant. Lochmaddy with its ferry terminal, bank, doctor's surgery is some 10 miles distant. The local primary school is located at Paible. The renowned Westford Inn is a short walk away.

#### Accommodation comprises:

**PORCH** 1.7m x 1.6m Useful porch with exterior door from the front garden. Window to side of property. Coat storage area. Door leading to hallway.

**HALLWAY** L-shaped hall with fitted carpet, stairs leading to upper floor, understairs storage cupboard. Doors off to lounge, kitchen/diner, Dining Room (Bedroom four) and WC

**LOUNGE** 5m x 4.2m Spacious lounge with solid fuel stove and attractive wooden surround. Windows to front and side of property offering lovely views over the ocean to Kirkibost Island. Fitted carpet.

**KITCHEN/DINER** 6.3m x 3.2m Beautifully fitted oak wall and floor units with Neff integral double oven and hob with extractor fan over. Washing machine and dishwasher. Walk-in pantry cupboard. Oil fired Rayburn stove. Part carpet and part vinyl flooring. Doors off to Snug (dining room) and garage.

**SNUG/DINING ROOM** 3.7m x 3.2m This room is currently used as a comfortable tv room but, as it leads directly from the kitchen it could be used as a dining room. Solid fuel stove. Window to rear of property. Fitted carpet.

**DINING ROOM/BEDROOM FOUR** 3.5m x 3.2m Currently used as a formal dining room this area could be used as a fourth bedroom especially with the WC being located next door. Windows to front and side. Fitted carpet.

**WC** 1.5m x 1.4m White suite comprising WC and hand basin. Tiled surround. Vinyl flooring.

#### UPPER FLOOR

**HALLWAY** Hallway with fitted carpet. Airing cupboard housing water cylinder.

**MASTER BEDROOM (EN-SUITE)** 5.9m x 3.2m

Impressive master bedroom with fitted wardrobe with mirror doors and door off to en-suite. Windows to front and side of property. Fitted carpet.

**EN-SUITE** 2.1m x 1.6m White suite comprising WC and hand basin. Double shower cubicle with tiled surround and fitted with a mains shower. Vinyl flooring.

**BEDROOM TWO** 3.3m x 2.7m Double bedroom with windows to rear and side of property. Fitted carpet. Fitted wardrobe.

**BEDROOM THREE** 4.5m x 2.9m Double bedroom with windows to front and side of property. Fitted wardrobe. Fitted carpet.

**FAMILY BATHROOM** 2.8m x 2.7m White suite comprising WC, hand basin and bath with tiled surround. Double shower cubicle with mains shower and tiled surround. Window to rear of property. Vinyl flooring.

**STUDY/STORE** 2m x 1.9m (at longest and widest) This area could be useful as a small office or simply for storage. Window to front of property. Fitted carpet.

**OUTSIDE** Outside you will find a useful garage with an electricity supply, lawned areas, hard standing for vehicles, raised beds for flowers and vegetables and a polycrub together with log storage and a 12ft x 8ft wooden garden shed.

**COUNCIL TAX BAND D.**

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

**EPC RATING** C71.

**ENTRY** By mutual arrangement.

**POST CODE** HS6 5EP.

**VIEWING** Strictly by prior arrangement through the selling agents.

**PRICE** Offers over **£275,000** 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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