

# ANDERSON BANKS

SOLICITORS • NOTARIES • ESTATE AGENTS

## CARRAIG DHONN, LOCH CARNAN, ISLE OF SOUTH UIST, WESTERN ISLES, HS8 5PD



- **Beautifully presented single storey detached family home**
- **Excellent location with spectacular views over Loch Carnan**
- **Lounge, kitchen/diner, Utility**
- **Master Bedroom with en-suite**
- **Double bedroom with en-suite**
- **2 further bedrooms together with a family bathroom**
- **Garage**
- **Garden area with lawn, polycrub, a vegetable growing area with mature trees and shrubs and parking**
- **Viewing is highly recommended.**
- **EPC Rating C76**

**OFFERS OVER £280,000**

**WWW.ANDERSONBANKS.CO.UK**

We are delighted to bring to the market this beautifully presented family home. Offering a spacious lounge with French doors to the front of the property This property is well-presented and has the benefit of a kitchen/diner and utility room, a master bedroom and a further double bedroom both with en-suite's and 2 further double bedrooms, a family bathroom. Adding to the amenity of this property is air sourced heat pump heating with steel panelled radiators.

Outside you will find a single car garage, lawned areas, hard standing for vehicles, raised beds and a polycrub.

Situated in the township of Loch Carnan this property offers spectacular views which take in the wonderful sea views over Loch Carnan where you can watch otters frolic and an array of seabirds from the comfort of your sitting room. On a clear day you can see the Isle of Skye.

The main commercial area of Benbecula with its airport offering regular flights to Glasgow and Stornoway, hospital, restaurants, schools and shops is some 10 miles distant. Lochmaddy with its ferry terminal, bank, doctor's surgery is some 25 miles distant with a further ferry terminal located in Lochboisdale which is some 21 miles distant.

#### Accommodation comprises:

**UTILITY ROOM** 2.7m x 2m Exterior door leading to utility room with window to rear of property. Washing machine. Door to kitchen/diner.

**KITCHEN/DINER** 6.4m x 3.7m Spacious area with a range of wall and floor units, integral oven and hob with extractor fan over. Tiled surround. Integral Bosch dishwasher. Windows to side and rear of property. Door off to hallway.

**HALLWAY** L-shaped hallway with storage cupboard. Doors off to front vestibule, lounge, family bathroom and bedrooms.

**LOUNGE** 6.4m x 4.2m Impressive lounge area with double French doors leading to the patio and garden. Stunning views over Loch Carnan where you can spot numerous birds, otters playing in the sea and other wildlife. Solid fuel stove set in a feature fireplace.

**FAMILY BATHROOM** 2.7m x 2.2 White suite comprising bath with tiled surround hand basin and WC. Storage cupboard containing heat pump controls. Window to rear of property.

**MASTER BEDROOM** 5.3m x 4m (at longest and widest) Large double bedroom with fitted wardrobes, window to rear of property and door off to en-suite.

**EN-SUITE** 2.6m x 2m White suite comprising hand basin and WC. Semi-circular shower cubicle with Respotex surround and electric instant shower. Electric towel rail. Window to side of property.

**BEDROOM TWO** 4.3 x 3.2m Double bedroom with en-suite. Window to front of property. Fitted wardrobes.

**EN-SUITE** 3.2m x 1.5m White suite comprising hand basin and WC. Shower cubicle with mains shower and Respotex surround. Window to side of property.

**BEDROOM THREE** 3.3m x 3m Currently used as a study but equally useful as a double bedroom. Window to front of property. Fitted wardrobe.

**BEDROOM FOUR** 2.7m x 2.2m Double bedroom with window to rear of property.

**OUTSIDE** Outside you will find a single car garage with an electricity supply, lawned areas, hard standing for vehicles, a vegetable growing area with mature trees and shrubs, a polycrub. EV charger.

**COUNCIL TAX** BAND D.

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

**EPC RATING** C76.

**ENTRY** By mutual arrangement.

**POST CODE** HS8 5PD.

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

**PRICE** Offers over **£280,000** 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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