

ANDERSON BANKS

SOLICITORS • NOTARIES • ESTATE AGENTS

**28 GRIMINISH, ISLE OF BENBECULA,
WESTERN ISLES, HS7 5QA**



- **Detached, single storey property in attractive location**
- **Lounge, kitchen/diner**
- **3 bedrooms, shower room, Utility**
- **EPC Rating D63**

OFFERS IN THE REGION OF £165,000

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We are pleased to bring to the market this detached single storey property which offers a lounge, kitchen/diner, three bedrooms and a shower room all on one level and with oil fired central heating. This property will appeal to a variety of purchasers and would make a super family home. Situated in a central position on the Isle of Benbecula and whilst relatively close to amenities it stands in its own grounds with open views.

The main commercial area of Balivanich with its airport offering flights to Glasgow and Stornoway, hospital, restaurants, schools and shops is some 3 miles distant. Lochmaddy with its ferry terminal, bank, doctor's surgery is some 26 miles distant with a further ferry port at Lochboisdale being some 20 miles distant. The local primary school is located at Balivanich with the secondary school nearby at Liniclate. There are supermarkets within easy reach at Carnan and Creagorry.

Accommodation comprises:

UTILITY ROOM 2.7m x 2.5m Useful utility area with washing machine tumble dryer. Complete with wall and floor units. Stainless steel sink. Door off to kitchen/diner. Window to rear of property.

KITCHEN/DINER 6m x 3.7m Double aspect room which is bright and spacious and houses a modern fitted kitchen with plenty of space for family dining. Integral oven and hob with extractor fan over. Door off to hallway.

HALLWAY L-shaped hall with doors off to lounge, vestibule, bedrooms and shower room. Useful storage cupboard.

LOUNGE 4.5m x 4m Large lounge area with a fireplace housing a solid fuel stove. Window to front of property.

BEDROOM ONE 4.5m x 3.4m (at longest and widest) Main bedroom with window to front of property. Fitted wardrobes.

BEDROOM TWO 3.1m x 2.9m Double bedroom with window to rear of property.

BEDROOM THREE 3.5m x 2.5m Double bedroom with window to front of property.

SHOWER ROOM 3.1m x 2m (at longest and widest) Disabled access shower with Respotex surround and electric instant shower. White WC and hand basin. Window to rear of property.

OUTSIDE Reached from the main road by a gravel track. Ample hard standing for vehicles. Garden area mainly laid to grass. Storage container.

COUNCIL TAX Band B.

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

EPC RATING D63.

ENTRY By mutual arrangement.

POST CODE HS7 5QA.

VIEWING Strictly by prior arrangement through the selling agents.

PRICE Offers in the region of **£165,000** 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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