ANDERSON BANKS

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EVAT COTTAGE, 466 SOUTH LOCHBOISDALE ISLE OF SOUTH UIST, WESTERN ISLES, HS8 5UB



- **Detached single storey thatched original blackhouse**
- **Living area, shower room and bedroom**
- **Grade B listed**
- **EPC D61**

OFFERS OVER £130,000

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Evat Cottage is an original thatched cottage and is Grade B listed. Please see https://hesportal.maps.arcgis.com/apps/Viewer/index.html?appid=18d2608ac1284066ba3927312710d16d for more information.

The cottage offers a comfortable interior whilst retaining many original features. There is a living area complete with kitchen, a double bedroom and shower room. Outside you will find stunning scenery with access to amazing walks and the opportunity to take in the flora and fauna of the area. Bird watching is a must with Golden Eagles often in sight. Nearby you can spot otters, seals and dolphins and a short drive away are the usual amenities plus the lovely white sands of the Hebridean beaches.

Evat Cottage would make a perfect retreat or holiday let. South Uist is renowned for its scenery and wonderful sandy beaches which are within easy reach. Daliburgh, with its supermarket, primary school and hotel is approximately two miles away whilst Lochboisdale, with hotels, shops and ferry terminal with regular sailings to Oban is approx 5 miles distant. The airport located on the Isle of Benbecula is some 30 miles distant. Benbecula also boasts further hotels and restaurants, Secondary school and hospital.

Accommodation comprises:

HALLWAY Entrance hallway with storage cupboard and doors off to living area, shower room and bedroom.

LIVING AREA *3.7m x 3.2m* Open plan living area with fitted kitchen units, electric cooker, fridge and washing machine with ample space for lounging. Window to front of property.

BEDROOM ONE *3.7m x 2.5m* Double bedroom with window to front of property.

SHOWER ROOM *2.1m x 1.7m* The shower room has a shower cubicle fitted with an electric shower. White WC and hand basin. Heated towel rail. Window to rear of property.

OUTSIDE Set in 0.168ha or thereby of grounds. There is off road parking.

COUNCIL TAX The property is currently listed in Band A.

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

ENTRY By mutual arrangement.

POST CODE HS8 5UB.

EPC RATING D61.

VIEWING Strictly by prior arrangement through the selling agents.

PRICE Offers over **£130,000** are expected

HOME REPORT A copy of the Home Report will be made available to prospective purchasers on request.

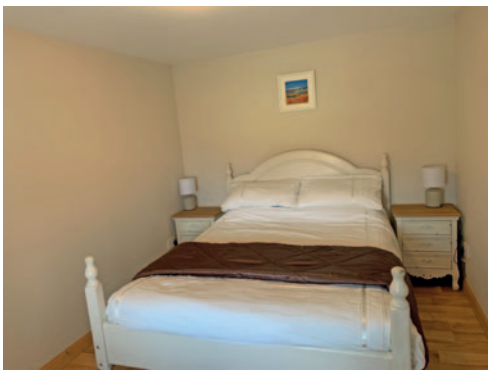
TRAVEL Please see www.calmac.co.uk for ferry information to and from the Western Isles and Loganair for flight information.











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.

22 Argyll Square, Oban, PA34 4AT
Tel: 01631 563158 Fax: 01631 565459
Email: info@andersonbanks.co.uk

Uachdar, Isle of Benbecula, Western Isles, HS7 5LY
Tel: 01870 602061 Fax: 01870 602878
Email: uist@andersonbanks.co.uk





