

ANDERSON BANKS

SOLICITORS • NOTARIES • ESTATE AGENTS

**10 CLADDACH KIRKIBOST
ISLE OF NORTH UIST, WESTERN ISLES, HS6 5EP**



- **Single storey detached property**
- **Living Area/Kitchen, 2 Bedrooms & Bathroom**
- **Extensive loft for storage**
- **EPC Rating E43**

OFFERS IN THE REGION OF £100,000

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We bring to the market this single storey detached property which offers open plan living on one floor. This property is in need of refurbishment but has the potential to be a versatile family home and is a blank canvas for you to add your own style to. The property comprises of an open plan living area, 2 double bedrooms and a bathroom. There is a stairway leading to the extensive loft. Windows to the front of the property which take in the wonderful sea views to Kirkibost Island.

Outside you will find a stone ruin., grassed areas and hard standing for vehicles

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

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.

Accommodation comprises:

PORCH 2.8m x 3m Useful porch with exterior door from the front garden. Windows to side and front of property. Coat storage area. Door leading to hallway.

HALLWAY L-shaped hall with stairway to loft, understairs storage cupboard. Doors off to living area, bedrooms and bathroom

LIVING AREA 5.6m x 5.3m Spacious living area with solid fuel stove. Windows to front, rear and side of property. Some kitchen units and stainless steel sink.

FAMILY BATHROOM 2.6m x 2m 3-piece suite comprising WC, hand basin and bath. Shower cubicle. Window to rear of property.

BEDROOM ONE 4m x 2.8m Double bedroom with fitted wardrobes. Window to front of property.

BEDROOM TWO 3m x 2.6m Double bedroom with fitted wardrobes. Window to rear of property.

OUTSIDE Outside you will find a stone ruin, grassed area and hard standing for vehicles.

COUNCIL TAX BAND A.

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

EPC RATING E43.

ENTRY By mutual arrangement.

POST CODE HS6 5EP.

VIEWING Strictly by prior arrangement through the selling agents.

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

PRICE Offers in the region of **£100,000** are expected.



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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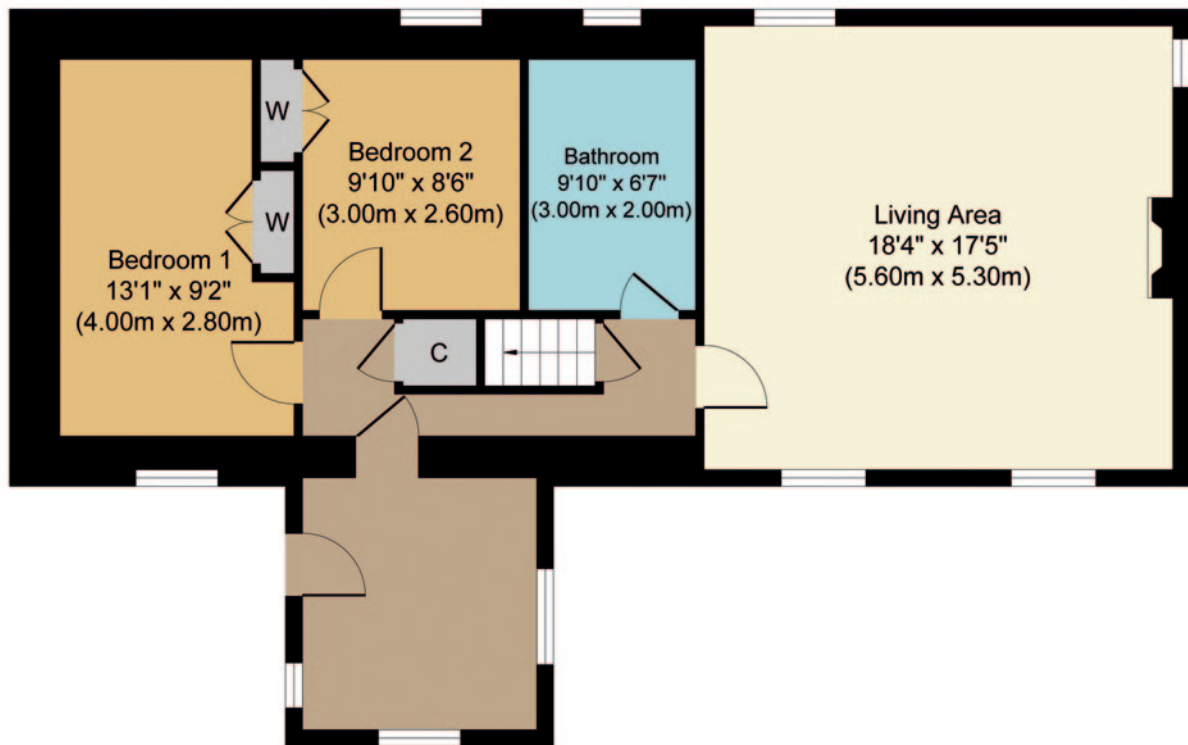
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Approximate Floor Area
798 sq. ft
(74.13 sq. m)