

ANDERSON BANKS

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76 LOWER BORVE, ISLE OF BARRA, HS9 5XR



- **Charming single storey detached property**
- **Lounge, kitchen/diner**
- **3 bedrooms, bathroom**
- **Lovely views to the ocean and surrounding hills.**
- **EPC F37**

OFFERS OVER £170,000

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This delightful, detached bungalow is located in the small settlement of Lower Borve on the Isle of Barra and enjoys a peaceful setting with stunning views over the Atlantic Ocean, surrounding croft land and the hills of Barra. Located close to the island's beautiful west coast beaches, it offers a wonderful opportunity to enjoy the unique lifestyle that Barra is renowned for.

The property is presented in excellent condition with a modern kitchen/diner, spacious lounge and three double bedrooms together with a family shower room. Well maintained this property would make an ideal family home, holiday home or holiday rental investment, having previously been successfully used as holiday accommodation. Its combination of comfortable accommodation, generous garden grounds and outstanding location is likely to appeal to a wide range of buyers.

The spectacular scenery, abundant wildlife, beautiful sunsets and welcoming island community make this a rare opportunity to own a home in one of Scotland's most sought-after island locations. Viewing is highly recommended.

Castlebay, some 3 miles distant boasts both Primary and Secondary schools, Hospital, Post Office, Bank and Shops. The ferry terminal provides regular sailings between Castlebay and Oban.

The Isle of Barra also boasts the unique airport situated in the shallow bay of Traigh Mhòr which is the only one in the world where scheduled flights use the beach as a runway. The airport offers flights to Glasgow. A further ferry terminal with sailings to Eriskay can be found at Aird Mhòr on the North Eastern side of the island.

Accommodation comprises:

ENTRANCE VESTIBULE 1m x 1m Entrance area with exterior door from front garden. Door leading to inner hall.

HALLWAY L-shaped hallway with doors off to lounge, bedrooms and bathroom. Storage cupboard.

LOUNGE 4.8m x 3.6m Spacious lounge with feature fireplace and picture window to the front making the most of the views to the west. Storage cupboard. Door off to kitchen/diner.

KITCHEN/DINER 5m x 3.5m Modern kitchen wall and floor units with integral oven and hob with extractor fan over, washing machine, tumble dryer, dishwasher, fridge and freezer. Breakfast bar. Ample space for a dining table. Windows to rear and side of property. Door off to side porch.

PORCH 1.6m x 1.3m Useful porch area with partial wood panelling, window to side of property and exterior door leading to garden.

BEDROOM ONE 3.2m x 4m Double bedroom with window to front of property. Storage cupboard.

BEDROOM TWO 3.3m x 3.3m Further double bedroom with window to side of property. Storage cupboard.

BEDROOM THREE 3m x 2.2m Good sized third bedroom with window to rear of property. Storage cupboard.

SHOWER ROOM 1.9m x 1.9m Attractive bathroom with semi-circular shower cubicle fitted with a mains shower with Respotex and tiled surround. White WC and vanity hand basin

OUTSIDE Attractive garden grounds are mainly laid to grass. Ample off-road parking. Attached concrete built shed.

COUNCIL TAX The property is currently listed in Band A.

SERVICES Mains electricity, water and drainage.

EPC RATING F37

ENTRY By mutual arrangement.

POST CODE HS9 5XR

VIEWING Strictly by prior arrangement through the selling agents.

PRICE Offers over **£170,000** are expected

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



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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