ANDERSON BANKS

SOLICITORS • NOTARIES • ESTATE AGENTS

4 WINFIELD CLOSE, BALIVANICH,

ISLE OF BENBECULA, WESTERN ISLES, HS7 5LQ



- **Spacious mid-terrace property within a quiet residential area**
- **Lounge/diner, kitchen,**
- **Two bedrooms, bathroom**
- **Gardens to front and rear**
- **EPC D56**

OFFERS OVER £80,000

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Well presented, two storey mid-terrace dwelling house situated in a convenient residential location within Balivanich. This property provides excellent family accommodation within easy walking distance of all services and the white sandy beaches of Culla Bay.

This accommodation is surprisingly spacious and offers practical and versatile living, suitable for a wide range of purchasers. The property boasts a large lounge/diner and kitchen on the ground floor with two good sized bedrooms and a bathroom on the first floor and ample storage. The property has easily maintained front and rear gardens which also add to the amenity of the property.

Balivanich offers a Primary school, Hospital, several shops, post office, bank, restaurant and airport with regular to Glasgow and Stornoway. Liniclate Secondary school and Benbecula College are approximately 4 miles distant.

Accommodation comprises:

ENTRANCE VESTIBULE *1m x 0.8m.* Useful entrance area with door off to hallway.

HALLWAY Storage cupboards, door off to lounge/diner with stairs to upper floor. Laminate flooring.

LOUNGE/DINER *7.2m x 2.9m (at longest and widest)*
Large double aspect lounge/dining area with windows to front and rear of property. Laminate flooring.

KITCHEN *2.7 x 2.6m* Wall and floor units, door to integral block-built storage shed and out to rear garden. Window to rear of property.

UPPER FLOOR

LANDING Carpeted stairway to upper landing. Doors off to bedrooms and bathroom. Storage cupboard.

BEDROOM ONE 5.4m x 2.8m (at longest and widest)
Double bedroom with laminate flooring and windows to front of property. Fitted wardrobe. Storage cupboard.

BEDROOM TWO *3.7m x 2.8m (at longest and widest)* Double bedroom with fitted carpet and window to rear of property. Fitted wardrobe.

BATHROOM *2.5m x 1.7m* Bathroom suite comprising bath with electric shower over and Respatex surround, hand basin and WC. Window to rear of property.

OUTSIDE Garden areas to front and rear of property mainly laid to grass.

EPC RATING D56.

COUNCIL TAX The property is currently listed in Band A.

SERVICES Mains electricity, water and drainage.

ENTRY By mutual arrangement.

POST CODE HS7 5LQ

VIEWING Strictly by prior arrangement through the selling agents.

PRICE Offers over **£80,000** 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.

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