

ANDERSON BANKS

SOLICITORS • NOTARIES • ESTATE AGENTS

34 TINDILL ROAD, BALIVANICH, ISLE OF BENBECULA, WESTERN ISLES, HS7 5LF



- **Spacious 2 bedroomed end of terrace property in central location**
- **Lounge, kitchen/diner,**
- **2 double bedrooms, shower room**
- **Ideal first time buyer property**
- **EPC Rating D55**

OFFERS IN THE REGION OF £85,000

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Anderson Banks are pleased to offer for sale an end of terrace property situated within a small residential estate in Balivanich. Offering surprisingly spacious accommodation, this property will appeal to a wide number of purchasers and would make a perfect starter home or a versatile space for a family. The property is within easy walking distance of all amenities and popular children's play area.

The property benefits from full double glazing and electric heating. There is a garden area to the front and rear.

The village of Balivanich boasts a Primary School, hospital, doctor's surgery, airport offering flights to/from Glasgow and Stornoway, post office, restaurant and several shops. Culla Bay, a popular local beach, is within easy reach and Linclate Secondary School is approximately 4 miles distant where there is a swimming pool, gym, and library. The primary school is within easy walking distance.

Accommodation comprises:

FRONT PORCH 1.1m x 1m Half glazed external door into porch. Ceramic flooring. Door leading to kitchen/diner.

KITCHEN/ DINING AREA 4.9m x 3m (at longest and widest) Good sized dining kitchen with ample wall and floor units and tiled surround. Stainless steel sink unit and drainer. Partly carpeted, part ceramic flooring. Window to front. Electric cooker, washing machine and fridge included in sale. Door off to hallway.

HALLWAY 4.3m x 1.8m (at longest and widest) Carpeted stairway to first floor. Glazed panel door off to lounge. Exterior door to rear vestibule, integral store and rear garden.

LOUNGE 4.1m x 3m Patio doors leading to rear garden. Parquet flooring.

UPPER FLOOR

UPPER LANDING Loft access on landing. Linen cupboard housing hot water cylinder. Fitted carpet. Doors off to bedrooms and shower room.

BEDROOM ONE 4m x 3m Spacious double bedroom with window to rear. Fitted carpet. Large storage cupboard.

BEDROOM TWO 3.4m x 2.8m Further double bedroom with window to front. Walk-in wardrobe. Fitted carpet.

SHOWER ROOM 2m x 2m Attractive tiled shower room with white 2 piece suite comprising hand basin, and WC. Large double shower cubicle with electric shower. Ceramic flooring. Window fitted with obscure glass to front.

OUTSIDE Compact gardens to front and rear of property. Rear vestibule with storage cupboard and an integral store housing electricity meters.

COUNCIL TAX Band A .

SERVICES Mains electricity, water and drainage.

EPC RATING D55.

ENTRY By mutual arrangement.

POST CODE HS7 5LF.

VIEWING Strictly by prior arrangement through the selling agents.

PRICE Offers in the region of **£85,000** are expected.

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