

Uist Property

Unit 3 C.D.A Balivanich Isle of Benbecula HS7 5LA

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FOR SALE

No.10 Meallard Isle of Benbecula



Spacious well presented 3-bedroom house situated in quiet location within walking distance of School, Post Office and Shops. Decorated to a very high standard throughout.

~Viewing highly recommended~

Accommodation comprises

Spacious lounge with electric fire and surround

Fitted kitchen with built in appliances

Spacious dining area

3 double bedrooms

Upstairs Bathroom

Downstairs toilet

Double-glazing throughout

Fenced garden to rear

Spacious front garden

Off road parking

PRICE

Offers in excess of £65,000

Viewing strictly by appointment through selling agent

Accommodation

Lounge

23' 7" x 11' 4"



A very attractive room with two double windows to the front and rear of the property, affording plenty of natural light. The room has been finished to a very high standard with quality floor covering, curtains and fittings. It also has a modern electric fire fitted in a dark wood surround. Feature wall and centre lights enhance the décor of the room.

- Windows double glazed
- One double and one single radiator
- Three single and one double electrical sockets
- One TV socket
- One BT socket
- Centre ceiling light and wall lights
- Carpet and curtains

Lounge/Diner



Currently part of the lounge, there is a spacious dining area to accommodate large dining table and chairs.

Kitchen

11' 7" x 7' 6"



Fully fitted kitchen units with ample work surface area with stainless steel sink unit and mixer taps. Plumbed for washing machine. Wood effect linoleum floor covering. Window facing rear of the property.

Door leading to utility room and rear entrance

- Windows double glazed
- Three double sockets
- Centre ceiling light
- Plumbing for washing machine

Bedroom One

10' 2" x 9' 7"

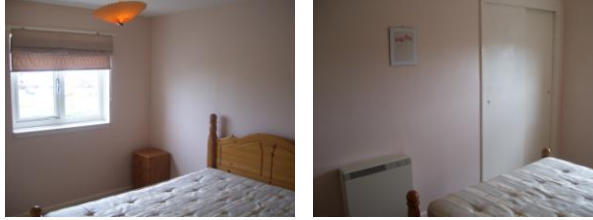


Double bedroom tastefully decorated to a high standard with double window to the front of the property.

- Window double glazed
- One single radiator
- Three double electrical sockets
- One BT socket
- Centre ceiling light
- Built in double wardrobe
- Carpet and curtains

Bedroom two

12' 9" x 11'

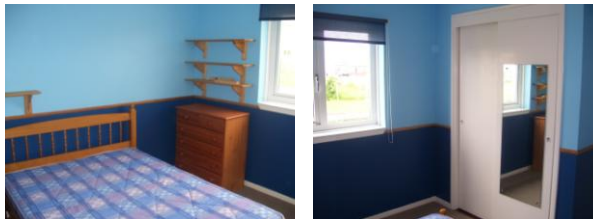


Double bedroom tastefully decorated to a high standard with double window to the front of the property.

- Window double glazed
- One single radiator
- Two double electrical sockets
- One BT socket
- Centre ceiling light
- Built in double wardrobe
- Carpet and curtains

Bedroom three

11' 2" x 10' 7"



Double bedroom tastefully decorated to a high standard with double window to the rear of the property.

- Window double glazed
- One single radiator
- Two double electrical sockets
- One BT socket
- Centre ceiling light
- Built in double wardrobe
- Carpet and curtains

Bathroom

7' 7" x 5' 10"

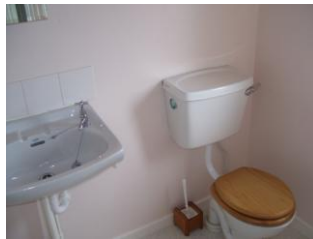


Tastefully decorated with white bathroom suite consisting of bath, wash hand basin, W.C and over bath Mira Sport electric shower. Pine bathroom fittings and electric heated towel rail. Tiled walls round bath.

- White three piece bathroom suite
- Mira Sport electric shower
- Heated towel rail
- Tiled walls
- Pine bathroom fittings

Toilet

5' 10" x 4' 2"



White wash hand basin and W.C. Obscure glass window to front of property. Bathroom cabinet and fittings.

Storage cupboards

Double storage cupboard on the upper landing with shelve which houses the hot water cylinder.

Very large storage cupboard in lower hallway with electric sockets and shelves.

Single storage cupboard which houses electricity meter and fuse box.



Open storage area under stairway.

Services

Electricity
Water

Council Tax band

Currently band A

Viewing

Strictly by appointment through selling agent

What next

Interested parties should register their interests with the selling agents as soon as possible. The selling agents may set a closing date for the 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 solicitor should be instructed by those intending to offer.

These particulars, although believed to be correct, do not form, or form any part of, an offer or contract and are not to be relied on as statements or representations of fact. Statements in these particulars are made without liability on the part of the agents or vendors and any remedy available because of any inaccuracy in the particulars, is excluded. A prospective purchaser should satisfy himself as to the correctness or otherwise of these particulars and consult his solicitor thereon. Neither the vendor nor the agent nor any person in their employ has any authority to make or give any representation or warranty whatever in relation to the property mentioned in the particulars.