

# Uist Property

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[www.uistproperty.co.uk](http://www.uistproperty.co.uk)

## FOR SALE

### No.1 Kallin, Grimsay Isle of North Uist



Spacious well presented 3-bedroom house situated in the beautiful location of Kallin. The house is set within a large mature garden with a variety of different shrubs and bushes. The house is decorated to a high standard throughout and benefits from spectacular views.

~Viewing highly recommended~

#### Accommodation comprises

Spacious lounge with full height picture windows  
Large newly fitted kitchen with built in appliances and Rayburn  
Spacious dining area  
2 double bedrooms  
1 single bedroom  
Bathroom with electric shower  
Double-glazing throughout  
Large mature fenced garden to front  
Spacious mature rear garden leading to loch side  
Single garage with workbench and power

#### PRICE

Offers in excess of £127,500

Viewing strictly by appointment through selling agent

# Accommodation

## Lounge

14' 6" x 15' 2"



A very attractive room with two full height picture windows to the front and side 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 feature wall clad in red pine channel lining helping enhance the décor of the room. The room also features a glass partition to the hallway to allow natural light to pour through.

- Two Picture windows double glazed
- One double radiator
- Two single and one double electrical sockets
- One TV socket
- One BT socket
- Centre ceiling light
- Carpet and curtains

## Kitchen/Dinner

23' 7" x 9' 2"



Newly fitted kitchen units with integrated washer and stainless steel 1 1/2 bowl corner sink. The kitchen units are finished to a very high standard and are of excellent quality. There are plenty of units providing more than enough storage space and it also has a built-in halogen stainless steel electric hob and fan assisted oven. The kitchen also boasts a fully functioning Rayburn Royal. Plenty of work surface and electrical sockets to cope with all kitchen appliances. The kitchen benefits from a South facing double window which provides beautiful views and plenty of natural light. New flooring throughout kitchen and dining area.

## Dinner



Featuring a red pine channel lined wall and South facing double window. Suitable for a family dining table and chairs.

- Windows double glazed
- Five double sockets
- One single socket
- Ceiling spot lamps in kitchen and dinning room
- New flooring
- Corner sink with mixer taps
- Professionally fitted kitchen units and appliances
- Dinning area

## Bedroom One

14' 6" x 11' 2"



Double bedroom tastefully decorated to a high standard with double window to the front of the property facing North. The room boasts two double built-in wardrobes. There are four double sockets, a BT & TV point. The room features a en-suite shower room, incorporating a stand alone cubicle housing a very modern multi-jet power shower, white WHB and WC. There is also a heated towel rail, bathroom cabinet and ceiling spot lights.

- Window double glazed
- One single radiator
- Four double electrical sockets
- One BT & TV socket
- Centre ceiling light
- Two built-in double wardrobes
- Carpet and curtains

Bedroom two

11' 2" x 10' 1"



Double bedroom tastefully decorated to a high standard with double south facing window.

- Window double glazed
- One single radiator
- Two single electrical sockets
- Centre ceiling light
- Carpet and curtains

Bedroom three or study

11' 1" x 8



Single bedroom or study, tastefully decorated to a high standard with double window to the front of the property.

- Window double glazed
- One double & two single electrical sockets
- Centre ceiling light
- Carpet and blind

## Bathroom

8' x 5' 7"



Tastefully decorated with three piece bathroom suite consisting of bath, wash hand basin, W.C and over bath electric shower. Bathroom fittings and electric heater.  
Tiled walls round bath.

- Three piece bathroom suite
- Electric shower
- Electric heater
- Tiled walls
- Bathroom fittings
- Single double glazed window

## Storage cupboards

Very large storage cupboard in hallway with shelves.

## Hallway

Spacious hall from front door leading to all rooms with a double and single radiator. The hallway has two double and one single radiator and two ceiling lights. It also accommodates the smoke alarm and BT point. There is a fixed pine stairway leading to the large open, partially floored loft area. This area has the potential to provide further living space.

## Out buildings

Single garage

18' 6" x 11'



There is a workbench and power in the garage providing light and an excellent area to carry out maintenance.

This property has been tastefully decorated to a high standard throughout and has some new floor coverings, which will be included in the selling price. Light fittings and some curtains along with the fitted Rayburn Royal in kitchen also included in selling price. Recently fitted double glazed windows are in immaculate condition.

A large well-planted, mature, north east facing, fenced front garden enhances the property and sets the house well away from the road. The rear garden also has mature planting and meets with the loch side at the bottom of the garden. Extra ground to the side of the property is included in the sale and this may be large enough to incorporate a new plot subject to approval. The property benefits from some of the most beautiful views in North Uist.



### Services

Electricity  
Water  
Septic tank

### Council Tax band

Currently band B

### 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