

# Uist Property

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

Tel: 05601 141 053 or 01870 602 228 Fax: 01870 602 865

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

## No.5 Blashaval, Isle of North Uist



Spacious well presented 3-bedroom house situated in the beautiful location of Blashaval within a short distance of Lochmaddy where there is a School, Post Office, Shops and ferry terminal for the crossing to Isle of Skye. Decorated to a very high standard throughout.

~Viewing highly recommended~

### Accommodation comprises

Spacious lounge with original open fire and surround

Large fitted kitchen with built in appliances

Spacious dining/family room

3 double bedrooms

Bathroom with 4 piece suite

Study

Double-glazing throughout

Large fenced garden to front with drying poles

Spacious rear garden

Garden shed to side of property

### PRICE

Offers in excess of £145,000

Viewing strictly by appointment through selling agent

## *Accommodation*

### Lounge

16' 9" x 14'



Finished to a very high standard with double windows facing east and west providing plenty natural light and beautiful views over to the Isle of Skye and sound of Harris. This room features the original stone and tile fire surround with mahogany mantle in excellent condition and also a built in alcove with shelves.

- Windows double glazed
- One double central heating radiator
- Three double electrical sockets
- One TV socket
- Centre ceiling light
- Carpet and curtains
- Mahogany curtain poles

### Kitchen

14' 7" x 9'



Tastefully decorated, bright room with modern fitted units and electric stainless steel range cooker with six rings and double ovens (as new). East facing double window provides natural light along with fully glazed door leading to dining room. Fitted wood laminate flooring.

- Windows double glazed
- Four double sockets
- Centre ceiling light
- Telephone socket
- Double central heating radiator
- Plumbing for dish washer and washing machine

Dinning/family room

12' 9" x 7' 8"



Affording ample space for a family dinning table and chairs or could be used as a family room. West-facing double window, providing beautiful views.

- Three double sockets
- Single central heating radiator
- TV socket
- Centre ceiling light
- Carpet and curtains

Bedroom One

13' 8" x 12'



Ground floor double room decorated to a very high standard with east facing double window. This room also benefits from a fitted wardrobe.

- Three double electrical sockets
- Fitted wardrobe
- Double central heating Radiator
- Centre light
- TV socket
- Carpet and curtains

## Bedroom Two

13' 8" x 12'



Upper floor double room decorated to a very high standard with east facing double window providing stunning views. This room also benefits from two fitted double wardrobes.

- Two double fitted wardrobes
- Double central heating Radiator
- Centre light
- Three double electrical sockets
- East facing double window
- Carpet and curtains
- TV socket

## Bedroom Three

12' 10" x 9' 2"



Upper floor double room decorated to a very high standard with east facing double window providing stunning views. This room also benefits from two fitted double wardrobes.

- Two double fitted wardrobes
- Double central heating Radiator
- Centre light
- Two double electrical sockets
- East facing double window
- Carpet and curtains
- TV socket

## Bathroom

11' 7" x 5' 6"



Very well presented room with four-piece bathroom suite including, corner bath, separate shower and cubicle, W.H.B & W.C. Mirror with fitted lights.

- Mira sport electric shower with cubicle
- Central heating Radiator
- Peach bathroom suite
- East facing window
- Mirror with fitted lights

## Study/bathroom two

6' 8" x 6' 3"

This room is currently used as a study however has been plumbed for a bathroom.

Included in sale

Carpets and curtains are included in the sale price. Washing machine, dishwasher, lounge suite and various other items can be bought by separate negotiation.

## Outside



5 Blashaval benefits from some of the most beautiful scenery in North Uist. Look over to the Isle of Skye, Benbecula or Harris or see the ferry sailing over the sound of Harris.



There is a garden shed situated to the North side of the house approximately 8' x 6' and is complete with lighting and power. The garden extends to a quarter acre and benefits from its own drive way with enough parking for two to three vehicles. There is scope for the parking area to be extended.

#### Further information

This property was renovated in 1995 and has had more improvements carried out very recently. It has been tastefully decorated to a high standard throughout and has good quality floor coverings in all rooms, which will be included in the selling price. Light fittings and curtains are also included in selling price. Recently fitted double glazed external door and all windows are in immaculate condition. The property commands some of the most beautiful views in North Uist.

Situated five minutes from Lochmaddy, it is close to all amenities, hotels, fitness suite and Caledonian MacBrayne ferry to Uig on the Isle of Skye.

#### Services

Electricity

Water

Drainage to septic tank

#### Council Tax band

Currently band

#### 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

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