

Uist Property

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FOR SALE

10 Rathad Mhic Eoin, Balivanich
Isle of Benbecula



An attractively presented 4 bedroom semi detached house situated in the very popular cul-de-sac of Rathad Mhic Eoin, Balivanich. The house has spacious rooms with double glazed windows throughout and benefits from oil fired central heating. Within walking distance is a post office, bank and access to beautiful beaches.

~ viewing highly recommended ~

Accommodation Comprises

Spacious living room
Large dining area
Kitchen
4 Bedrooms
Downstairs toilet
Upstairs toilet
Shower room
Excellent storage cupboards
Driveway leading to garage

Offers in excess of £87,500

Viewing strictly by appointment through selling agent

Side Porch

4'9" x 7'6"

Access via side of property the porch offers good storage space. An external door leads to the kitchen and also an extension area which has been added for direct access to the garage.

Kitchen

12'6" x 14'2"



Spacious fully fitted kitchen with built in appliances. A large double window faces the front of the property allowing plenty of natural light in the room. The kitchen has a large shelved pantry offering great storage space. Door leading to dining area and lower landing.

- Gas Hob
- Electric Oven
- Stainless Steel Sink
- Wooden Flooring
- 3 Double Sockets
- Extractor Fan

Dining Room

15'10" x 10'7"



Large dining area adjoining both the kitchen and living area. A double window faces the rear of the house.

- Double Radiator
- 2 Double Sockets
- Centre Ceiling Light

Living Room

16' x 11'8"



Good sized living area with large double window facing the well maintained gardens to the rear of the property. This tastefully decorated room offers access to the dining room via double doors.

- Double Radiator
- 3 Double Sockets & 1 Single Socket
- Phone Point
- TV Point
- Centre Ceiling Light

Downstairs Toilet

5'11" x 3'4"



Convenient downstairs toilet with wash hand basin. Single frosted window facing front of property. Linoleum flooring, centre ceiling light.

Lower Landing

14' x 9'9"

The downstairs landing offers plenty of storage space with two large storage cupboards which have been fitted with shelving. There is also access to the front porch with an external door leading to the front of the property.

Storage Cupboard

5'11" x 4'2"

Upper Landing

The upper landing also offers excellent storage space with two shelved storage cupboards. The upper landing gives direct access to all four bedrooms, shower room, toilet and storage cupboards.

Storage Cupboard 1

3'2" x 2'8"

Storage Cupboard 2

2'7" x 2'8"

Bedroom 1

12'2" x 12'6"



Large double bedroom with double window facing the rear of the property. The bedroom has a built in double wardrobe, double radiator, centre ceiling light, wash hand basin and 2 double sockets.

Bedroom 2

15'11" x 10'2"



The second large bedroom has a fitted double wardrobe, double window to the rear of the property, double radiator, TV point, wash hand basin and 2 ceiling lights.

Bedroom 3

11'9" x 7'11"



Single bedroom with single built in wardrobe. Single window to front of property, 2 double sockets, centre ceiling light and TV point.

Bedroom 4

10'7" x 7'11"



Single bedroom with single window to side of property. Built in double wardrobe, double radiator, 2 double sockets and centre ceiling light.

Shower Room

5'11" x 7'2"



The shower room has a single window facing the side of the property. The extra large Triton Seville shower has a tile surround. Double radiator, wash hand basin, centre ceiling light and extractor fan.

Upstairs Toilet

7'2" x 3'1"

Located next to the shower room the toilet has a wash hand basin, centre ceiling light and a single window facing the side of the property.

Garage

9'11" x 17'11"

Excellent sized garage with sufficient space for a car. The garage can be accessed via a large metal door at the front of the property or through an external door at the side porch.

Services

Electricity

Water

Drainage to Main Sewer

Oil Central Heating

Council Tax Band

Band C

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 offer 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 .