

# Uist Property

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## FOR SALE

No.11 Meallard  
Isle of Benbecula



Opportunity to purchase this spacious and well maintained 3 bedroom property located in the popular area of Meallard, Isle of Benbecula. The house has a spacious garden to the front, fenced garden at the rear, contains off road parking and offers an excellent family home.

This property, which is double glazed throughout, is within close proximity to primary school, post office and grocery store.

~ viewing highly recommended ~

### Accommodation Comprises

Front porch  
Living room/Dining room  
Fitted kitchen  
Downstairs toilet  
3 double bedrooms  
3 piece bathroom suite  
Large storage cupboard  
Back porch with utility

### Price

**Offers over £69,250**

Viewing strictly by appointment through selling agent

## **Porch**

**3' x 5'3"**

The front porch contains a UPVC external door, centre ceiling light and entrance to the main hallway via glass panelled door.

## **Lower Hallway**

**12'8" x 9'10"**



The bright and well presented entrance hallway has been fitted with durable wood effect laminate flooring and offers direct access to all the main rooms on the ground floor.

## **Toilet**

**5'11" x 4'2"**



Convenient downstairs toilet which has been tastefully decorated and comprises of WC and wash hand basin with tile splash back. The room has been fitted with wood effect laminate flooring, centre ceiling light and a single obscure glass window.

## **Storage Cupboard**

**3'4" x 6'7"**

Great sized storage cupboard which has been fitted with shelving. With BT phone point and one double electrical socket this room could potentially be converted into a small office.

- Centre ceiling light
- Carpeted

## Living/Dining Area

11'5" x 23'9"



Excellent sized living/dining area with large double window to the front of the property and a double window to the rear. The area also contains a shelved bar area with pine wood finishing offering an excellent social area.

- 9 double electrical sockets
- 2 TV points
- 3 telephone points
- 2 ceiling lights, 2 wall lights
- 2 storage heaters
- Carpet, vertical blinds and pine curtain pole included

## Kitchen

11'5" x 7'7"



Fully fitted kitchen with wall and base units. The room benefits from a double window to the rear of the property and the natural light provided. The flooring has been fitted with tasteful wood effect linoleum and a UPVC external door leads to the porch and utility area. Access to main hallway via glass panelled door.

- Work surface with stainless steel sink unit
- 3 double electrical sockets
- Centre strip light
- Plumbed for washing machine

## Back Porch

2'9" x 4'8"

With direct access from the back garden via external UPVC door the back porch offers access to the kitchen and utility area. The porch has been fitted with attractive tile flooring and centre ceiling light.

## Utility

4'11" x 4'6"

Convenient utility area which has been fitted with wall and base units and matching work surface. The area has been plumbed for a washing machine and contains one double electrical socket and 4 piece ceiling light feature.

## Upper Landing

11'4" x 10'1"

Access up to the landing via carpeted staircase and wooden balustrade this area has been decorated in neutral colours and contains one single electric socket, centre ceiling light, smoke alarm and shelved double storage cupboard currently housing the hot water cylinder.

## Bathroom

5'11" x 7'7"



3 piece bathroom suite comprising of WC, wash hand basin and bath with tile surround and overhead Mira Sport electric shower. The room has been fitted with heated towel rail, linoleum flooring, Dimplex extractor fan and centre ceiling light. A single obscured glass window to the rear of the property provides an excellent source of natural light.

## Bedroom 1

10'4" x 11'2"



Double bedroom with double window to the rear of the property. The room has a built in double wardrobe fitted with shelving.

- Storage heater
- Centre ceiling light
- 2 double electrical sockets
- 2 telephone points
- Carpet, curtains and light fitting included in sale.

## Bedroom 2

11' x 13'



Double window with built in double wardrobe fitted with shelving. The room is illuminated by a double window facing the front of the property.

- Storage heater
- Centre ceiling light
- Carpet, vertical blind and pine curtain pole included in sale
- 2 double electrical sockets
- 2 telephone points

## Bedroom 3

9'7" x 10'4"



Located at the front of the property this double bedroom contains a built in shelved double wardrobe, centre ceiling light and double window looking out to the front of the property.

- Carpet, curtains, blinds and light fitting included in sale
- 2 telephone points
- 2 double electrical sockets
- Storage heater

## Services

Electricity

Water

Drainage to Main Sewage Drain

## Council Tax 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 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 .