

# Uist Property

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

## For Sale

17 Knockline, Isle of North Uist



Fully detached house situated in the quiet location of Knockline close to school, shop, post office and within easy walking distance of spectacular beaches. The property commands panoramic views from all angles.

### Accommodation comprises

Lounge with open fire and alcove  
Fitted kitchen with spacious dining area  
Small utility area to rear  
Two double and one single bedrooms

Set within its own walled garden with a further lawn area to the front, this property will make a lovely family home

### PRICE

**Offers in excess of £110,000**

Viewing strictly by appointment through selling agent

## ***Accommodation***

### **Lounge**

**16' 5" x 9' 10"**



Bright and well presented living room with large double glazed picture window looking out to front of property. The room has recently been fitted with tasteful neutral tone carpet and features an open coal fire.

- Shelved alcove
- Electric heater
- 1 double and 2 single electrical sockets
- Door leading to kitchen/diner

### **Kitchen**

**11' 7" x 8' 6"**



Spacious kitchen area with fitted wall and base units with work surface incorporating stainless steel sink. The kitchen has been fitted with a double oven and electric cooker with extractor fan.

- 2 double electrical sockets
- Double glazed window to rear of property

### **Dining area**

**10' x 7' 3"**



Open plan kitchen/dining area with double window looking to the front of the property.

- Door leading to small utility area
- 3 piece ceiling spotlight

## Bedroom One

14' 2" x 11' 7"



Spacious double bedroom illuminated by a double glazed picture window facing the front of the property.

- 1 single electrical socket
- Electric heater
- Recently fitted neutral tone carpet
- Centre ceiling light
- Built in wardrobe and shelved cupboard

## Bedroom Two

11' 4" x 11' 7"



Another good sized bedroom which could easily accommodate a double bed. The room features a double window facing to the side of the property.

- Electric heating
- 2 single electrical sockets
- Recently fitted neutral tone carpet
- Centre ceiling light

## Bedroom Three

11' 4" x 7' 4"



Bright single bedroom with double window to the rear of the property.

- Centre ceiling light
- Built in wardrobe
- 2 single electrical sockets

## Bathroom

7' 7" x 6' 5"



3 piece white bathroom suite with single obscured glass window.  
The bath has been fitted with an electric over bath shower.

- Centre ceiling light
- Partially V lined

## Outside



The property sits within a walled garden, which has a further grassed area leading to the road. Access is via a un-tarred drive with parking to the side of the property. No out buildings are included in this sale.

## 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.