

Uist Property

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FOR SALE

19 Tindall Place,
Isle of Benbecula



Excellent sized family home located in the central district of Balivanich, Benbecula. The property is within walking distance of school, shops and post office.

~ viewing highly recommended ~

Accommodation Comprises

Spacious lounge
Kitchen and dining area
Downstairs toilet
3 bedrooms
3 piece bathroom
Fenced garden to front and rear

Price

Offers over £60,500

Viewing strictly by appointment through selling agent

Porch

4'1" x 3'10"



The porch is located at the front of the property with a UPVC external door and a glass panelled door for entrance to the living area.

Lounge

10'4" x 16'11"



The bright and spacious living area features a South facing triple window allowing plenty of natural light into the room.

- 1 single and 2 double electrical sockets
- Sky connection and telephone socket

Kitchen/Dining Area

10'6" x 15'10"



Spacious kitchen/dining area with large double glazed North facing window. The kitchen has been fitted with wall and base storage units with work surface incorporating a stainless steel sink.

- 2 single and 2 double electrical sockets
- Xpelair extractor fan
- Linoleum flooring
- 2 triple spotlights
- Storage heater
- Electric hob

Lower Landing

12'2" x 5'11"



The hallway gives direct access to all rooms on the ground floor including lounge, dining/kitchen, utility and also a downstairs toilet. There is a UPVC external door leading to the rear of the property. The staircase has been carpeted and attractive laminate flooring fitted in the lower landing.

Storage Cupboard/Study

5'11" x 3'8"

This room is currently being used as a study and has been fitted with shelving

- 1 double electrical socket
- Ceiling light

Downstairs Toilet

2'6" x 6'11"

Convenient downstairs toilet currently fitted with WC.

- Single double glazed window to rear
- Ceiling light

Upper Landing

6' x 11'4"



The upper landing gives direct access to all rooms on the upper level of the property including a hatch for entry to the attic area. There is a storage cupboard which houses the water tank and also offers shelving for extra storage.

- 1 double electrical socket
- Centre ceiling light
- Wood balustrade

Bathroom

6'8" x 6'8"



This 3 piece bathroom suite has tile surround and double window to the rear of the property.

- Centre ceiling light
- Tile surround

Bedroom 1

10'7" x 10'8"



The master bedroom is illuminated by a double North facing window looking out to the rear of the property. The room has excellent storage space which includes a walk-in wardrobe plus a built in double wardrobe.

- 2 double electrical sockets
- Centre ceiling light

Bedroom 2

11'7" x 10'8"



Good sized double bedroom with built in double wardrobe. The room is illuminated by a South facing double window.

- 2 double electrical sockets
- Centre ceiling light

Bedroom 3/Study

8'5" x 8'6"



The room is equipped with two double electrical sockets and built in storage cupboard

- Single South facing window
- Centre ceiling light

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 .