

Uist Property

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FOR SALE

1 Tindall Place,
Isle of Benbecula



Excellent sized family home located in the central district of Balivanich, Benbecula. The property, although quietly situated, is within walking distance of school, shops and post office. The house has been decorated to a high standard throughout.

~ viewing highly recommended ~

Accommodation Comprises

Spacious lounge with electric fire feature
Kitchen and dining area
Downstairs toilet
3 bedrooms
3 piece bathroom with shower
Large garage and gated driveway for 2 cars
Fenced garden to front
Fenced garden to rear with wood decking

Price

Offers over £72,500

Viewing strictly by appointment through selling agent

Porch

4'4" x 4'2"

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

Lounge

16'11" x 10'8"



The tastefully decorated living area is illuminated by a west facing double window allowing plenty of natural light into the room. The electric fire with wood surround is an attractive focal point in the room as are the panelled French doors leading to the dining area.

- Pine stained wood surround with mantle
- Double 3 piece ceiling light
- 2 double electrical sockets
- 1 single electrical socket with brass surround
- Sky connection and telephone socket
- Storage heater

Dining Area

10'4" x 8'5"



This generous sized dining area is conveniently connected to the kitchen and glass panelled French doors give direct access to the lounge.

- 1 double socket and 2 single sockets
- Ceiling light with dimmer switch
- Single storage heater

Kitchen

8' x 7'6"



Spacious kitchen with large double glazed East facing window. The kitchen has been fitted with wall and base storage units with matching work surface incorporating a stainless steel sink. Integral appliances include a gas cooker, oven and grill. All other appliances may be available by separate negotiation.

- 3 double sockets and 1 single socket
- Terracotta coloured stone tile floor
- Xpelair extractor fan

Hall

16'3" x 6'1"



The hallway gives direct access to all rooms on the ground floor including lounge, dining/kitchen, utility and also a downstairs toilet. An attractive pine staircase leads to the upper landing.

- 4 ceiling spotlights
- UPVC door leading to utility area

Utility Room

9'6" x 5'11"



The utility room is located at the rear of the property with entrance from a double glazed door. The room is fitted with one double electrical socket, heater, two strip-lights and a wall mounted tumble dryer exhaust vent.

Upper Landing

10'11" x 6'



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. Eight spotlights light the upper landing and a double storage cupboard located in the upper landing houses the water tank. Smoke alarm fitted.

Bedroom 1

10'6" x 10'7"



The master bedroom is illuminated by a single East facing window. The room features a walk in wardrobe plus a built in double wardrobe affording plenty of storage space.

- 3 double sockets
- Telephone point
- Sky TV point
- Carpet and curtains included

Bedroom 2

11'9" x 10'6"



Well presented double bedroom with single West facing window. The room has a built in wardrobe, storage heater and includes the carpet and curtains.

- 2 double sockets
- Centre ceiling light

Bedroom 3/Study

8'8" x 8'



This room is currently being used as a study but has sufficient space to accommodate a single bed. The room is equipped with two double sockets, built in storage cupboard and telephone point.

- Storage heater
- Centre ceiling light
- Carpet and curtain included

Bathroom

6'8" x 6'8"



This well presented 3 piece bathroom suite has attractive Karndean flooring, tile surround and features brass taps on the wash hand basin and bath. A Triton T80Si 10kw electric shower sits over the bath.

- Centre ceiling light
- Electric wall heater
- East facing single window
- Xpelair extractor fan

Services

Electricity

Water

Drainage to Main Sewage Drain

Council Tax Band

A

General Information

- New quad satellite dish for Sky Plus viewing
- Whole house currently heated by lounge storage heater (approximately £60 per month)
- Tall garden fence for added privacy
- 17ft x 10ft garage/workshop with 4 double electrical sockets and 2 strip lights
- Halogen lighting to front and rear garden

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 .