

Uist Property

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FOR SALE

27A Muir of Aird,
Isle of Benbecula



Rare opportunity to purchase this substantial 7 bedroom home in the beautiful scenic area of Muir of Aird, Isle of Benbecula. The property, which sits on approximately $\frac{1}{4}$ of an acre, was previously intended as a B&B and offers potential buyers the prospect of an excellent business opportunity.

The highly sought after area of Muir of Aird is located approximately 2 miles from the island's main village of Balivanich. It is within walking distance to some of the island's most popular beaches and is in close proximity to bank, post office, school and grocery store.

~Viewing highly recommended~

Accommodation comprises

Utility
Kitchen
Dining Room
Lounge
2 bathrooms
4 double bedrooms
3 single bedrooms
Integral garage

Offers over £142,500

Viewing strictly by appointment through selling agent

Kitchen

17'8" x 13'3"



Large modern fitted kitchen with red pine channel lining ceiling, tiled surround and electric Range cooker. The kitchen offers excellent storage with fully sufficient wall and base units and ample work surface space. The room is illuminated by a large West facing window and connects to the utility and main hallway via glass panelled doors.

- Double radiator
- 1 single, 1 triple and 5 double electrical sockets
- One and a half bowl sink with mixer tap
- 4 feature ceiling lights
- Extractor fan

Utility

12'10" x 6'6"



Convenient utility area with fitted wall and base units and work surface incorporating one and a half bowl stainless steel sink. An external door gives access to the garden and there is direct access to the integral garage from the utility,

- Ceiling light
- Double heater
- 2 double electrical sockets

Living Room

18' x 12'6"



Generous sized living area which benefits from excellent natural light from a West facing double window and a North facing single window. An attractive focal point of the room is the wood/coal burning stove which features a tiled hearth. The room is adjoining the dining area which can be accessed via double doors.

- Double radiator
- 3 double electrical sockets
- TV point
- 2 ceiling lights

Dining Room

12'6" x 11'5"



Located next to the living room with access via double doors this dining area offers an excellent social area. The dining room can accommodate 6-8 seat dining table and benefits from the natural light provided by the single West facing window.

- 3 double electrical sockets
- Centre ceiling light
- Double radiator

Lower Hallway

23'6" x 13'6"

Large hallway fitted with 3 double electrical sockets, 2 smoke alarms, 2 ceiling lights and BT telephone point. This area is sufficiently sized to accommodate a study/computer area and gives direct access to all rooms on the ground floor.

Bedroom 1

10'8" x 13'



This excellent sized double bedroom is located on the ground floor of the property and features SKY TV connection, an East facing single window, centre ceiling light, double radiator and 3 double electrical sockets.

Bedroom 2

12'6" x 12'10"



Currently unfurnished this room offers the potential to become a second double bedroom on the ground floor. The room benefits from a double East facing window, single radiator, 3 double electrical sockets and centre ceiling light. There is also a SKY TV point available.

Bedroom3/Study

10' x 9'



This bedroom/study features an East facing single window, single radiator, 3 double electrical sockets and centre ceiling light.

Bathroom 1

9' x 5'6"



This 3 piece bathroom suite is located on the ground floor and features wash hand basin, WC and bath with overhead Santon digital electric shower and glass screen. The ceiling has been fitted with pine panelling and the room contains an electric shaver point and single East facing window.

Upper Hallway

23'3" x 9'4"

The upper hallway offers direct access to all rooms on the first floor. This area benefits from excellent storage facilities provided by 2 shelved cupboards each containing wall lights. There is also a shelved linen cupboard currently housing the hot water cylinder. West facing velux, 2 double electrical sockets, smoke alarm, 2 ceiling lights and single radiator.

Bedroom 4



This single bedroom requires some finishing but has been fitted with vanity unit with incorporated sink and electric shaver points. Illuminated by a North facing single window, this room features 3 double electrical sockets, SKY TV point and centre ceiling light.

Bedroom 5



Single bedroom requiring a degree of finishing. Currently fitted with vanity unit and incorporated sink with mixer tap, the room also contains 3 double electrical sockets, centre ceiling light, single North facing window and SKY TV point.

Bedroom 6

13'10" x 12'2"



Good sized double bedroom with an East facing velux window affording plenty of natural light. This room contains a vanity unit with incorporated sink, 3 double electrical sockets and centre ceiling light.

Bedroom 7

17'5" x 10'8"



The property's largest bedroom boasts fantastic views from the double South facing window. The ceiling features pine wood panelling and centre ceiling light. The room contains 2 single radiators, 3 double electrical sockets and SKY TV connection.

Bathroom 2

10'6" x 5'2"



3 piece bathroom suite comprising of wash hand basin, WC and bath with overhead Santon digital shower head. The ceiling has been fitted with pine wood panelling and centre ceiling light. The room is illuminated by a single velux window and contains one single radiator.

Integrated Garage

19' x 13'



Convenient garage area attached to main house with both internal and external access. The garage features an up and over door leading out to the back of the property, a South facing double window and 4 double electrical sockets.

Services

Electricity

Water

Drainage to septic tank

Oil fired central heating

Council Tax Band

Band D

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 .