



Uist Property

Unit 3 C.D.A Balivanich Isle of Benbecula HS7 5LA

Tel: 01870 602 228 Fax: 01870 602 865

www.uistproperty.co.uk

FOR SALE

2 Cuidhe Na Gamhna,
Isle of South Uist



This 3 bedroom semi-detached property is pleasantly situated in the Ardmore area of South Uist within easy reach of local primary school and local grocery store. There are panoramic views from the conservatory over Loch an Noas and out towards the small township of lochdar. The house offers flexible and spacious accommodation over two floors with a good sized lounge and modern style kitchen/dining.

The property has oil central heating and double glazed windows throughout.

~ viewing highly recommended ~

Accommodation Comprises

Living room with adjoining conservatory

Modern kitchen with dining area

2 single bedrooms

1 double bedroom

3 piece bathroom

Front porch

Attractive and well presented garden to the front and rear of the property

Price

Offers in excess of £84,500

Viewing strictly by appointment through selling agent

Front Porch

10'6" x 7'1"



The porch is to the end of the property and has tile flooring with double radiator. Two single windows face to the west and north and have been fitted with vertical blinds.

Hallway

15'4" x 5'9"

The hall leads from the porch with access to the kitchen, lounge, bedroom and staircase.

Living Room

13'11" x 11'5"



The tastefully decorated lounge features a Sorrento Oil Fire burner with surround. Large patio doors give direct access to the conservatory at the front of the property.

- Double radiator
- Two wall lights
- One double socket, one single socket and one extension box with four plug points
- BT phone point

Conservatory

10'6" x 10'9"



Beautiful conservatory with stunning views over Loch an Noas. The conservatory is of a Baltic pine company construction with double doors leading to the front garden. The room has been fitted with pine flooring and window blinds.

- Ceiling fan fitted with spotlight
- Double radiator
- Double electrical socket

Kitchen/Dining

15'11" x 11'5"



The attractive kitchen is fitted with modern floor based units and wall mounted cupboards providing good storage. A double window looks out to the rear of the property allowing plenty of natural light into the room.

- Five double and two single electrical sockets.
- Two ceiling spotlights
- Ceiling fan with spotlight in dining area
- BT phone point

Bedroom 1

9'2" x 7'6"



This single bedroom is located on the ground floor and has a single window to the rear of the property.

- Single radiator
- Double socket
- Centre ceiling light

Upper Landing

8'1" x 9'10"

The upper landing offers access to all rooms on the upper level of the house. There is also access to the loft area via a ceiling hatch.

- Single window
- Centre ceiling light
- Double radiator
- One single socket
- Smoke alarm

Bedroom 2

10'2" x 11'10"



This bright double bedroom is on the upper level of the property. There are two built in wardrobes with Louvre doors offering excellent storage space.

- Centre ceiling light
- Two single electrical sockets
- Fitted carpet

Bedroom 3

8'9" x 10'



This bedroom is situated on the first floor with a velux window to the front of the property. A fitted wardrobe with Louvre door offers good storage space.

- Centre ceiling light
- Two single electrical sockets
- Fitted carpet

Bathroom

9'5" x 4'10"



The 3 piece bathroom suite consists of w/c, wash hand basin and Jacuzzi jet bath. The bath also features an overhead Triton Alicante shower. The walls and floor have been covered with attractive tiling.

- Three ceiling spotlights
- Double radiator
- Single window

Services

Electricity

Water

Drainage to Main Septic Tank

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 .