



Uist Property

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

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FOR SALE

38 Tindill Road,
Isle of Benbecula



Beautifully presented 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. The sale includes all carpets, blinds and light fitments. New storage and panel heaters fitted 3 years ago. The outside garden areas has attractive patio slabs to the front and the rear for low maintenance.

~ viewing highly recommended ~

Accommodation Comprises

Lounge
Kitchen and dining area
Two double bedrooms
3 piece bathroom with power shower
Fenced garden to front
Fenced garden to rear

Price

Offers in the region of £62,500

Viewing strictly by appointment through selling agent

Porch

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 hallway. Access to the utility area is also from the porch

Lounge

14' x 9' 11"



The tastefully decorated living area is illuminated by a south 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 (*not included in sale price*).

- Attractive ceiling light
- Brass light switch
- 2 double electrical sockets
- Storage heater

Dining Area

10' 5" x 8' 4"



This generous sized dining area is conveniently connected to the kitchen and a large glazed panelled window gives direct access to the lounge. This makes the dining area a very sociable space and the window allows more natural light through.

- 3 piece ceiling light
- Storage heater

Kitchen

10' 5" x 7' 11"



Spacious kitchen with large double glazed North facing window. The kitchen has been fitted with wall and base storage units with matching work surface incorporating a stainless steel sink. There is space for washing machine, dish washer, cooker and fridge freezer. There is also a built in extractor fan. The fridge freezer will be included in the sale price and all other appliances may be available by separate negotiation.

Hall

14' 3" x 5' 11"



The hallway gives direct access to all rooms on the ground floor which have very attractive glass panelled doors. An attractive staircase with new banisters and spindles leads to the upper landing.

Utility Room

6' x 5' 8"

The utility room is located at the front of the property with entrance from the porch.



Upper Landing

6' 4" x 6' 8"

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.

Bedroom 1

13' 1" x 10' 2"



The master bedroom is illuminated by 2 single north facing windows. The room features a walk in wardrobe plus 2 built in wardrobes affording plenty of storage space.

- 3 double sockets
- Carpet and blinds included
- Centre ceiling light

Bedroom 2

11'4" x 9'9"



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

- 2 double sockets
- Centre ceiling light
- Panel heater
- Brass light fitting

Bathroom

6'11" x 6'7"



This well presented 3 piece bathroom suite has attractive respotex around the bath. A electric power shower sits over the bath.



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 .