

Uist Property

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FOR SALE

4 Rushgarry, Berneray



Substantial four bedroom property in the picturesque village of Rushgarry, Berneray. The house is currently being de-crofted and will sit on a 1/4 acre of land. Within very short walking distance of spectacular views over to the Isle of Harris along with beautiful, sandy beaches.

The property was built approximately in the 1930s from stone. It features tongue and groove wood lining on both the ceilings and walls throughout.

~Viewing highly recommended~

Accommodation comprises

Kitchen
Lounge
3 Double Bedrooms
1 Single Bedroom
Bathroom

Offers in excess of £72,500

Viewing strictly by appointment through selling agent

Kitchen

14'5" x 13'1"



Spacious fitted kitchen with fully functional stove and plenty of unit space. The room gets natural light from a DG double window facing to the South West and two single DG windows which face North West and North. A door leads to the rear of the house and a hatch to access the loft area.

- Linoleum flooring
- Stainless steel sink
- Centre ceiling light

Lounge

11'11" x 13'9"



Good sized living area with fully functional open coal fire. The walls and ceilings have been fitted with tongue and groove. A DG window unit faces South East and provides plenty of natural light.

Bathroom



Three piece cream bathroom suite consisting of bath, wash hand basin, and WC. There is a shower unit over bath with electric shower unit and shower curtain. A single window with obscured glass faces North West. Linoleum flooring.

Hallway

11'1" x 6'3"



The downstairs hallway has a glazed front door which lead out to the front of the property. The hall also gives direct access to the bathroom, living area, a downstairs double bedroom and the staircase leading to the upper landing.

Bedroom 1

16'6" x 12'3"

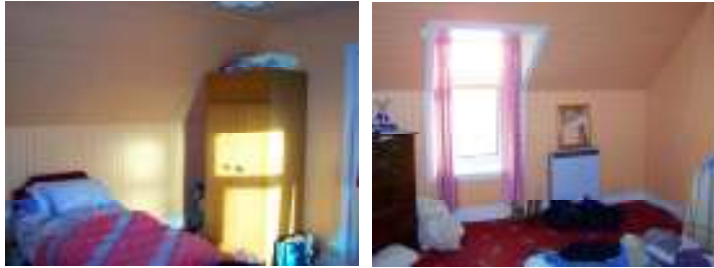


Good sized double bedroom situated on ground level of the house. DG window unit facing South East allows plenty natural light into this room throughout the day. There is an option to open up an existing fireplace in this room.

- Tongue and groove on walls and ceiling
- Centre ceiling light
- Curtains and carpets

Bedroom 2

15' x 11'11"



Large double bedroom, South East facing single DG window with beautiful views over the sea to Harris, walls and ceiling lined with tongue and groove.

- Centre ceiling light
- Option to open fireplace
- 1 Double Socket
- Carpet and curtains

Bedroom 3

15' x 12'11"



Spacious double bedroom with South East facing single DG window. This room benefits from the spectacular ocean views and is fitted with attractive tongue and groove wood lining. There is again the option to open up the original fireplace.

- Electric storage heater
- One single electric socket
- Centre ceiling light
- Carpet and curtains

Bedroom 4

11' x 5'2"



Single bedroom with velux window, tongue and groove wood lining, one single electric socket and single centre ceiling light.

Storage Cupboard

Located in the upper landing is a convenient storage cupboard. Situated directly above the bathroom downstairs there is the possibility to convert this cupboard into an en suite.

Upstairs Landing



The upper landing offers access to all the rooms upstairs. The walls and ceilings are lined with tongue and groove wood lining and a small velux provides the area with natural light. The loft area can be accessed via a hatch in the ceiling.

- Centre ceiling light
- Smoke alarm

Shed

On the property is a lean-to shed which has plenty of storage space. It can be accessed through an external door .

Services

Electricity

Water

Drainage to septic tank

Council Tax Band

Band B

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 .