



# Uist Property

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## FOR SALE

52 Baille Na Cille,  
Isle of Benbecula



An opportunity to purchase a well presented, ideal 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.

### Accommodation Comprises

Lounge with dining Area  
Kitchen  
Three double bedrooms  
3 piece bathroom with Electric shower  
WC  
Fenced garden to rear  
Oil fired central heating

### Price

**Offers over £59,950**

Viewing strictly by appointment through selling agent

## Lounge

14'2" x 11'6"



This tastefully decorated lounge area is illuminated by a north facing double window allowing plenty of natural light. The lounge gives access to the dining area via an archway.

- Centre ceiling light
- 2 double & 1 single sockets
- Double window
- Radiator
- TV Point
- Wood laminate flooring

## Dining Area

9'2" x 9'11"



This generous sized dining area gives access to the lounge via an archway and is also connected to the kitchen via a glazed panel door.

- Centre ceiling light
- Double window
- Wood laminate flooring
- Radiator
- 2 Double sockets

## Downstairs Hallway

12'7" x 9'9"



This bright hallway gives access to all ground floor rooms and benefits from two large storage cupboards.

- Radiator
- Wood laminate flooring
- 2 Large storage cupboards
- Radiator
- Centre ceiling light
- 1 Single socket

## Kitchen

11'5" x 8'2"



This bright fully fitted kitchen is illuminated by a south facing double window overlooking the back garden area.

- Stainless Steel Sink
- Ingerated Stainless steel hob
- Integrated cooker with extractor hood
- Radiator
- Wood Laminate Flooring
- Double window
- Access to back porch/utility area
- Fitted for washing machine

## Back Porch/Utility area

This area provides access to the back garden. The area houses the boiler and is fitted with electicity

## Downstairs WC

5'11" x 4'2"

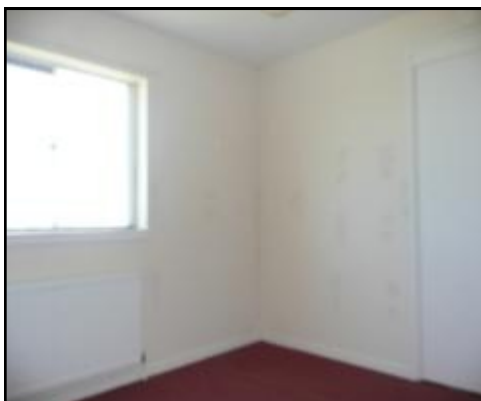


- Centre ceiling light
- W.H.B
- W.C
- Radiator
- Single obscure glass window
- Linoleum flooring

## Upstairs

### Bedroom 1

10'2" x 9'6"



This double sized room is illuminated by a double window and benefits from a built in wardrobe allowing ample storage space

- Centre ceiling light
- 2 Double sockets
- Radiator
- Double window
- Built in double wardrobe

## Bedroom 2

12'10" x 11' 0"



This double sized room is illuminated by a double window and benefits from a built in wardrobe allowing ample storage space

- Centre ceiling light
- 2 Double sockets
- Radiator
- Double window
- Built in double wardrobe

## Bedroom 3

10'6 x 11'1"



This double sized room is illuminated by a double window and benefits from a built in wardrobe allowing ample storage space

- Centre ceiling light
- 2 Double sockets
- Radiator
- Double window
- Built in double wardrobe

## Main Bathroom

7'7" x 5'9"



The bathroom features a 3 piece white bathroom suite with triton electric shower over bath. The room also features wood effect linoleum flooring.

- 3 piece bathroom suite
- Electric Shower over bath
- Single obscure glass window
- Wood effect linoleum flooring

## Upper Landing

10'10" x 10'2"



The upper landing gives access to all 1st floor rooms. This hallway also provides access to the loft area. The hallway also benefits from a double storage cupboard which houses the hot water tank.

- Access to all rooms
- Access to loft area
- Double storage cupboard
- Centre ceiling light

## Services

Electricity

Water

Drainage to Main Sewage Drain

Oil Fired Central Heating

UPVC single glazing

## Council Tax Band

A

## 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 .