

Uist Property

Unit 3 C.D.A Balivanich Isle of Benbecula HS7 5LA
Tel: 05601 141 053 or 01870 602 228 Fax: 01870 602 865
www.uistproperty.co.uk

FOR SALE

No.5 Kersavagh, Lochmaddy North Uist



Spacious, well presented 3-bedroom terrace house situated in the scenic area of Kersavagh, North Uist. Decorated to a high standard throughout, this property is ideally located within walking distance to Lochmaddy pier, Taigh Chearsabhaigh Art Centre and Lochmaddy Outdoor Centre and provides an excellent base for all activities in North Uist.

~Viewing high recommended~

Accommodation comprises

Spacious lounge with open fire
Newly fitted modern kitchen
Utility room
Bathroom
1 double bedroom with en suite
2 double bedrooms
Downstairs storage cupboard
Fenced garden to front
Rear garden with drying area

PRICE

Offers in excess of £80,000

Viewing strictly by appointment through selling agent

Accommodation

Lounge

16' x 13'



The principal living space offers great features with one double bay window offering plenty of natural light. The room has been finished to a high standard offering pine woodwork, brass wall lights and an open fire with tile surround. Double radiator situated under window, TV, Sky and three double electrical sockets.

Kitchen

12'10" x 9'



Beautiful newly fitted modern kitchen with laminate flooring. Stainless steel electric double oven with built on hob. Window facing the rear of the property.

- ◆ Double radiator
- ◆ Extractor fan
- ◆ Stainless steel sink

Utility Room — Connected to the kitchen is a utility room storing a boiler, washing machine, tumble dryer, power, work surface and rear door.

Bathroom**6' x 6'4"**

Three piece white bathroom suite with Mira Event electric shower over bath. The area surrounding the bath and sink is tiled and a double window faces the rear of the property. Double radiator .

Bedroom 1**12'6" x 9'**

Double bedroom with double window to the front of the property. This bright, spacious room offers a built-in double wardrobe with excellent storage space.

- ◆ Centre light
- ◆ 2 double sockets
- ◆ Double glazed window
- ◆ Double radiator

Bedroom 2

12'6" x 9'



A bright and fresh double bedroom with double window facing the front of the property. Built-in wardrobe, double radiator, two double electrical sockets and centre ceiling light.

Bedroom 3 with En-Suite

15'2" x 8'10"



Immaculate double bedroom with en-suite facilities. This large bedroom is illuminated by two double windows facing the rear of the property. Double panel radiator. Three double sockets. Fitted carpet.

The en-suite comprises of Mira Event shower, wash hand basin, and WC. A large double window facing the rear of the property gives this spacious room plenty of natural light.

Services

Oil central heating and back boiler

Electricity

Water

Council Tax Band

Currently 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 .