



# Uist Property

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[www.uistproperty.co.uk](http://www.uistproperty.co.uk)

## FOR SALE

7 Kenneth Drive, Lochboisdale,  
Isle of South Uist



A spacious, well presented 3 bedroom semi - detached house located in the beautiful area of Kenneth Drive, Lochboisdale. Decorated to a high standard throughout, this property is located within walking distance to Lochboisdale pier. The property is within walking distance of a bank, local hotel serving meals, post office and petrol filling station. The village of Daliburgh is a short drive away with a supermarket and a primary and secondary school.

Viewing highly recommended

Accommodation comprises

Spacious lounge with open coal fire  
Solid oak flooring throughout downstairs  
Attractive traditional style kitchen  
Lower hallway landing  
3 Piece white bathroom suite with shower  
3 Generously sized bedrooms  
Upper hallway landing  
Spacious loft which is fully floored  
Double Glazing throughout  
Pine doors throughout  
Fenced garden to front  
Rear garden area

PRICE

**Fixed Price £70,000**

Viewing strictly by appointment through the selling agent.

## Accommodation

### Lounge 15' x 12'3"



The stunning and tastefully decorated lounge has a beautiful coal fire with slate surround and a wooden mantle. The front triple window with double glazing allows for plenty natural light. The room is decorated to a high standard and has solid oak flooring and a pine door. A radiator is situated under the window and all heating downstairs is powered by the back boiler from the open fire. The lounge has a centre ceiling light and three double electrical sockets.

### Kitchen 15'4" x 9'3"



The kitchen is in an attractive traditional style with wooden worktops, white cupboards, solid oak flooring and a pine door with attractive window panels. The kitchen also features a Belfast sink and a double window with double glazing allowing plenty light into the room. There is ample space for a dining area.

## Bathroom

8'10" x 6'3"



Three piece white bathroom suite with a Mira Zest electric shower over the bath. The bathroom is decorated to a high standard and has linoleum flooring. The area surrounding the bath, sink and toilet has Respotex covering and behind the bath and around the other walls is V - lined.

## Lower landing hallway

15'11" x 6'4"



Solid oak flooring continues through the downstairs hallway. The hallway also has a radiator and a smoke alarm. There is under stair storage and the stairs are carpeted.

## Master Bedroom

15'3" x 8'11"



The spacious master bedroom has two double windows with double glazing. This bright room is carpeted. Decorated to a high standard the room has a centre ceiling light, with 3 double electrical sockets. The room is enhanced further by pine skirting and a pine panelled door.

**Bedroom 2      12'15" x 8'11"**



This bedroom has a double window with double glazing. Again this room is spacious and is carpeted. It is decorated to a high standard, has a pine door, centre ceiling light and 3 double electrical sockets. This room also offers lots of natural light and has built in storage.

**Bedroom 3      12'5" x 10'4"**



This bedroom has a double window with double glazing, a centre ceiling light and 2 double electrical sockets. This bedroom also allows for plenty light and as with the rest of the house it is decorated to a high standard. The room is carpeted and has a pine door with pine skirtings throughout the room.

**Upper landing hallway**

The upper hallway landing is L - shaped and includes built in storage. There is a single window with double glazing. The upper landing provides access to the loft through a hatch. The loft is spacious, fully floored and has dry lined walls.

## Services

Open coal fire  
Heating through radiators powered by back boiler from the open fire  
Electricity  
Water

## Council Tax Band

Currently Band B

## Viewing

Strictly by appointment through the 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 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