

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

8 Grenitote, North Uist



A great opportunity to purchase this substantial home with beautiful views over Grenitote beach, Berneray and Harris. The house was renovated in the mid nineties and has been finished to a very high standard although there are minor details required to finish completely.

Accommodation comprises

Kitchen/Dining Room
Utility
Cloakroom
Lounge
Sunroom
3 double bedrooms
1 single bedroom
Family bathroom
Storage cupboard

Offers in excess of £155,000

Viewing strictly by appointment through selling agent

Front Porch**6' x 4'10"**

The main porch has an external glazed front door, tiled flooring and an east facing window.

Hallway**18' x 9'**

Beautiful open hallway which has been finished to a high standard. The staircase and balustrade are made from pine wood as are the doors, skirting and facings.

- Single radiator
- Centre ceiling light

Cloakroom**7'7" x 5'**

This space is located in the hallway under the staircase. It is currently used as a cloakroom but has been plumbed, contains an extractor fan and can be converted into a shower room.

Lounge**20'2" x 15'3"**

Attractive lounge featuring part of the original stone wall from previous blackhouse. The wall separates a well finished lounge area from a sunroom/study. The room has pine woodwork surrounding the window, skirting and French doors, which lead to the kitchen/dining and sunroom. A north/west facing double window allows plenty of natural light to pour in. The room offers a free standing open fireplace which requires some finishing works.

- 3 double electric sockets
- Large double window with pine woodwork
- Centre ceiling light
- French doors to kitchen/dining
- French doors to Sunroom/Study
- Double radiator

Sunroom/Study**20'2" x 8'9"**

This room sits off the lounge and again benefits from the original stone wall feature. Three large double windows, two south facing and one west, make this an ideal place to relax and enjoy the views over Grenitote.

- 2 double electric sockets
- 1 double radiator
- 3 large double windows, 2 south and 1 west
- Pine woodwork

Kitchen/Dining Room**16'10" x 22'5"**

Great sized kitchen/dining with wonderful views over Grenitote beach. The room is decorated with laminate flooring and the pine woodwork theme is continued with the skirting, facings and also aspects of the kitchen have been beautifully crafted from pine. The room is filled with natural light from two single windows and the large patio door.

- Double radiator
- 5 double electric sockets
- 1 single electric socket
- 4 single spotlights in kitchen
- Centre ceiling light and 2 wall lights in dining area
- Integral gas hob
- Built in electric oven
- Coloured ceramic one and a half bowl sink

Back Porch**6' x 5'2"**

Connected to the kitchen via a pine glazed door, the porch is also accessible from an external door located at the side of the house. This area is tiled, contains a single radiator and has a convenient storage cupboard.

Utility**11'4" x 5'**

The generous sized utility room, which stores the oil fired central heating boiler, is a great storage facility for larger kitchen appliances. Situated off the porch, the room has an east facing window, three double and two single electrical sockets.

Bedroom 1**11'4 x 9'**

This good sized single bedroom is located on the ground floor of the property. The room has built in mirrored double wardrobes, single radiator, two double electrical sockets and a south facing double window.

Upper landing

26'5" x 14'



Bright and spacious upstairs landing with amazing views over Grenitote beach from the velux window. The landing has a single radiator, one double and one single electrical socket, and also offers access to the loft area via a hatch in the ceiling. This landing offers enough space to accept a computer workstation/study area.

Storage Cupboard

5'6" x 4'10"

Large walk in storage cupboard affording plenty of space.

Bedroom 2

15'3 x 12'11"



The main bedroom in the house offers stunning views over Grenitote sands. The room has built in mirrored double wardrobes, pine wood feature below the single north facing window, pine skirting, pine door, three double electrical sockets and a single radiator.

Bedroom 3**15'2" x 10'9"**

This bedroom has a single south facing window and looks over the front of the property. Panelled pine woodwork is featured under the window as well as on the door, facings and skirting. The room has three double electrical sockets, single radiator and a centre ceiling

Bedroom 4**13'3" x 13'5"**

This double bedroom has a south facing velux window and looks on to the front of the property over the Grenitote hills. There is a built in mirrored wardrobe, a single radiator and three double electrical sockets.

Bathroom**10'6" x 9'2"**

The family sized bathroom is fitted with a white three piece suite. The bath has a feature tile surround and a Gainsborough electric over-bath shower. The room features brass taps and a heated towel rail. There is a single north facing window and an extractor fan has been fitted to the ceiling.

Services

Electricity

Water

Drainage to septic tank

Council Tax Band

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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 .