

Uist Property

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FOR SALE

Havisgarry, Sollas
Isle of North Uist



Beautifully presented 2 bedroom detached property set in the popular surroundings of Sollas, Isle of North Uist. The house has been decorated to a high standard throughout and local amenities are within close proximity.

The property sits on a ¼ acre plot and features a large outbuilding which offers the possibility to be used as a workspace or garage.

~ viewing highly recommended ~

Accommodation Comprises

Open plan kitchen/dining/lounge
One double bedroom
One single bedroom
4 piece bathroom suite
Utility area

Price

Offers over £92,500

Viewing strictly by appointment through selling agent

Kitchen/Dining/Lounge/Hallway

21'4" x 18'6"

Hallway



This modern open plan space has been decorated to a very high standard. The floor has been fitted with oak wood flooring and the area benefits from excellent natural light.

- Double radiator
- Ceiling light
- Shelled storage cupboard
- Smoke alarm
- Hatch to loft
- 1 double electrical socket

KITCHEN/DINING



- Fitted base units with wooden work surface
- 4 double electrical sockets
- Built in seating area
- 3 piece ceiling spotlight
- 4 hob electric oven & grill



- 2 double windows (North & West facing)
- Suspended light feature
- Stainless steel sink with mixer tap
- Oak flooring
- Hooded extractor fan

LOUNGE (9'10" x 18'6")



- 2 ceiling lights
- Double radiator
- Oak wood flooring
- Pine skirtings & facings



- South facing French doors
- West facing double window
- 4 double electrical sockets
- TV point

Main Bedroom

14'11" x 7'10"



Bright and well presented double bedroom. The room features 2 double windows (South & East facing) and has also been fitted with beautiful oak flooring. The room has been decorated in tasteful neutral tones and finished with pine skirting and facings.

- 2 double electrical sockets
- Centre ceiling light
- Double radiator

Bedroom 2

10'9" x 6'9"



Good sized bedroom which has been decorated in neutral tones. The room benefits from a double East facing window and features oak wood flooring.

- Centre ceiling light
- BT telephone point
- 1 double electrical sockets
- Pine skirting and facings
- Double radiator

Bathroom

10'8" x 6'



Well presented 4 piece bathroom which has been finished to a high standard. The room contains a sunken bath with pine wood feature surround, sink with mixer tap, WC and a mains operated shower with respotex surround.

- Primeline extractor fan
- Centre ceiling light
- Oak flooring
- North facing double window with obscured glass
- Heated towel rail

Utility

9'10" x 7'



Leading off from the property's main entrance this area has been fitted with base units with matching wooden work surface incorporating Belfast sink.

- Oak flooring
- Centre ceiling light
- UPVC external door with obscured glass
- Double radiator
- Single North facing window

Services

Electricity

Water

Drainage to Septic Tank

Oil Fired Central Heating

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 .