



Uist Property

Unit 3, C.D.A, Balivanich, Isle of Benbecula, HS7 5LA

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www.uistproperty.co.uk

FOR SALE

Mointeach Cottage, Isle of South Uist



An exciting opportunity to purchase a spacious family home in the beautiful and scenic area of South Uist. This well presented house, set within approximately 1/4 of an acre, is in good decorative order and benefits from lovely views of the surrounding landscape.

The house is situated 3 miles south of Daliburgh where there is a supermarket, post office, hotel and other local amenities.. The village of Balivanich is a thirty minute drive away with access to all local amenities. Daily flights from Benbecula to Glasgow operate from Benbecula airport . Ferry terminals at Lochboisdale and Lochmaddy operate regular sailings to and from Oban and Isle of Skye.

~ viewing highly recommended ~

Accommodation Comprises:

Front Entrance

Hallway

Lounge

Kitchen with Dining area

2 Double Bedrooms

Single bedroom

Main bathroom

Electric heating and double glazing throughout

Drive way and well maintained garden to front and rear

Offers in the region of £135,000

Viewing strictly by appointment through selling agent.

Lounge

14' 9" x 11' 5"



Bright and well presented living room with large double glazed window looking out to front of property and a single double glazed unit to the side. The room has an electric fire with wooden surround and benefits from 3 double and one single electrical socket points.

Kitchen/Dining Room

18' x 11'



Spacious kitchen area, fully equipped with fitted wall and base units with work surface incorporating stainless steel sink, washing machine, dish washer, fridge freezer, micro wave and electric cooker. The kitchen has been fitted with linoleum flooring, 3 single and one double electrical socket. Two windows allow plenty of natural light. The room is heated by one electrical panel heater. This is a very functional/sociable room for family meals or diner parties.

Bedroom one

10' 10" x 7' 10"



Spacious double bedroom illuminated by a double glazed window facing the side of the property. This room benefits from built-in wardrobes with sliding mirror doors, three double electrical socket points and an electric wall panel heater.



Bedroom two

11' 6" x 7' 11"



Spacious double bedroom illuminated by a double glazed window. This room benefits from two double electrical socket points and an electric wall panel heater.



Bedroom three

8' x 8' 2"



Spacious single bedroom illuminated by a double glazed window facing the front of the property. This room benefits from built-in wardrobes with sliding mirror doors, one double electrical socket point and an electric wall panel heater.

Bathroom

7' 9" x 5' 3"



The bathroom has a three piece bathroom suite with an over bath Hotpoint electric shower unit, the walls surrounding the bath have been tastefully tiled.



Services

Electricity

Water

Drainage to septic tank

Landline telephone

Additional Information

Broad band is available at this property through Hebrides.net

Electric heating throughout

Double glazing throughout.

Off road parking and turning.

Included in Sale

All Contents

Council Tax Band

Band ?

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