

# ●●● Uist Property

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

## FOR SALE

### Pier House, 1 Tigh A Chidhe, Lochmaddy, Isle of North Uist



An opportunity to purchase this well presented 3 bedroom semi-detached house located in the scenic and central area of Lochmaddy North Uist. This house, set within approximately a ¼ acre, has been decorated to a high standard throughout and benefits from panoramic views over the Minch and the hills of North Uist.

Lochmaddy is the main population area within North Uist, here you will find local amenities such as the village shop, petrol station, bank, post office, café, primary school and 2 hotels. Also located in close proximity is the ferry terminal providing daily sailings to Skye.

~Viewing highly recommended~

#### Accommodation comprises

Lounge/Dining Room

Kitchen

Hall

Bathroom

3 Double bedrooms

Double glazed windows throughout

Electric heating

#### PRICE

**Offers over £77,500**

Viewing strictly by appointment through the selling agent.

## *Lounge/ Dining Room*

**21'2" x 10'6"**



A bright, tastefully decorated lounge with a South facing triple window and North Facing single window providing the room with plenty natural light. The room benefits from an electric feature fire and surround providing a focal point in the room, electric radiator, 3 double & 1 single electric sockets, and a 5 piece brass centre ceiling light.

- Electric Fire & Surround
- Brass centre ceiling light
- 3 double & 1 single sockets
- Electric radiator

## *Kitchen*

**16'9" x 8'11"**



A contemporary, bright and spacious fully fitted kitchen. The kitchen features fitted units, an integrated double electric oven and hob, 1 ½ bowl composite sink & drainer, tile effect laminate flooring, South facing double windows, 4 piece ceiling spot lights, 3 double electric sockets, an electric radiator and utility cupboard.

- Contemporary fitted units
- Integrated electric hob & oven
- 1 ½ bowl composite sink and drainer
- Tile effect laminate flooring
- South Facing double window
- 4 piece ceiling light
- 3 double sockets
- Electric Radiator

## ***Bedroom 1***

***11'7" x 10'3"***



This bright and well presented double bedroom is illuminated by a North facing double window providing plenty of natural light. The bedroom features an electric radiator, 2 double electric sockets, centre ceiling light, and laminate flooring.

- Electric radiator
- 2 Double sockets
- Centre ceiling light
- North facing double window
- Laminate Flooring



## ***Hallway***

The bright and spacious hallway gives access to rooms and on the ground floors and provides access to the accommodation on the first floor.

## ***Downstairs WC***

The property benefits from a downstairs WC. The WC features a white 2 piece bathroom suite, tiled walls, and an obscure glass window.



## ***Bedroom 2***

***12'8" x 10'6"***



This bright and spacious double size bedroom is illuminated by a South facing double window with views overlooking the sea. The bedroom features an electric panel heater, 2 single & 1 double electric sockets, centre ceiling light, laminate flooring and built in double wardrobe providing ample storage.

- Electric panel heater
- 2 Single & 1 double socket
- Centre ceiling light
- South facing double window
- Laminate Flooring
- Built in double wardrobe

## ***Bedroom 3***

***13'7" x 9'7"***



This well present double size bedroom features an East facing double window. The room benefits from a centre ceiling light, 1 double & 1 single electric sockets, electric panel heater laminate flooring and built in storage cupboard.

- East facing double window
- Centre ceiling light
- 1 double & 1 single socket
- Laminate flooring
- Electric Panel heater
- Built in cupboard

## ***Bathroom***

**8'5" x 5'5"**



The bright bathroom features a white 3 piece bathroom suite and Gainsborough electric shower over bath. The bathroom also features tile effect laminate flooring, an obscure glass single window, dado rail, electric towel rail and a 3 bar spot centre ceiling light.

- 3 piece bathroom suite
- Electric shower over bath
- Electric towel rail
- Single obscure glass window
- Tile effect laminate flooring
- 3 bar spot centre ceiling light

## ***Garden Area***



The property benefits from gardens to the front and rear. The rear garden features a decking area with rails, drying area a garden shed.

## ***Viewing***

- Strictly by appointment through selling agent.

## ***Services***

- Electricity
- Water
- Electric heating
- Double glazing

## ***Council Tax***

Band A

### 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 .

## ***Views from the property***

