

# Uist Property

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

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

## FOR SALE

Sunamul, Uachdar, Isle of Benbecula



An opportunity to purchase this well maintained, fully detached four bedroom family home located in the central district of Uachdar, Isle of Benbecula. All rooms have been finished to a high standard and the property is in walk in condition. The house, which sits on approximately a ¼ acre of land, has extensive off road parking, is double glazed throughout and features large garage attached to house.

The house is close to all local amenities and only a short distance to some of Uist's fantastic beaches and stunning moor land. Benbecula Golf Course is also in very close proximity.

### Accommodation Comprises

Front Porch  
Spacious lounge with open fire  
Playroom  
Conservatory  
Large fitted kitchen  
Dining room/bedroom  
3 double bedrooms (master en-suite)  
3 piece bathroom  
Garage

**Fixed Price of £175,000**

Viewing strictly by appointment through selling agent

## Front Porch

4'11" x 4'

The property's main entrance features a wooden external door with side light. The floor has been laid with attractive tile and a glass panelled door with side light gives entry to the hallway.

- Single radiator
- Centre ceiling light

## Hallway

27'5" x 9'5"



The large hallway has been tastefully decorated and features white panelled doors with brass handles. Two built in double cupboards offer great storage facilities and the area is illuminated by two attractive 3-piece light fittings.

- 1 single and 1 double electrical sockets
- Phone point
- Single radiator
- Smoke alarm
- Fitted carpet

## Lounge

12'2" x 18'4"



Great sized living area with excellent natural light from the large double window facing a Southerly direction. The room features an open fire with wood and granite surround. Direct access to the playroom and main hallway can be gained via two glass panelled doors.

- Large single panel radiator
- TV point
- Phone point
- 2 double and 4 single electrical sockets
- Fitted carpet
- 7 piece centre ceiling light

## Playroom

9'5" x 11'8"



The play room has been fitted with durable laminate flooring and offers open access to the conservatory area. Offering convenient access to the living room and kitchen this room would make an ideal dining room.

- Centre ceiling light
- 2 double electrical sockets
- TV point

## Conservatory

12'3" x 11'6"



Beautifully presented conservatory offering stunning views out to the back of the property. The room features laminate flooring and a set of double doors which lead out to the decked area at the back of the property.

- Double radiator
- 4 double electrical sockets

## Kitchen

18'11" x 13'



Stunning kitchen with wall and base units, glass display cabinet and wood effect work surface incorporating inset 1½ bowl sink and 4 hob gas cooker. The room has been finished to a high standard, offers excellent storage space and features integrated double oven and dishwasher.

- Large double window to rear
- 1 single and 6 double electrical sockets
- Washing machine and tumble dryer included in sale
- External door to rear of property with single side window
- 7 chrome ceiling spotlights

## Dining Room/Bedroom 1

11'6" x 7'6"



Good sized dining area which can easily accommodate a 6 - 8 seat dining table. The room benefits from the Southerly facing single window and good storage space from a shelved alcove. With the opportunity to convert the playroom in to a dining area this room can potentially be added as another bedroom.

- 3 piece centre ceiling light with dimmer feature
- 2 double electrical sockets
- Single radiator
- Phone point

## Bedroom 2

10'9" x 9'10"



Bright and spacious double bedroom with single North facing window looking out to the rear of the property. The room benefits from a shelved alcove offering good storage space.

- 1 double electrical socket
- Centre ceiling light
- Single radiator

## Bedroom 3

10'10" x 9'10"



Freshly and tastefully decorated double bedroom with built in double wardrobe. The room is illuminated by a single North facing double glazed window.

- Centre ceiling light
- Single radiator
- 3 double electrical sockets

## Bedroom 4

12'8" x 11'5"



The master bedroom is located at the front of the property and benefits from a double South facing window. The room features a 3 piece en-suite and large built in mirror wardrobe.

- Single radiator
- 3 piece centre ceiling light
- Phone point
- 3 double electrical sockets

## En Suite

7'7" x 5'11"



Convenient 3 piece en-suite located in the master bedroom. The room features Mira Zest electric double shower, wash hand basin and WC. The shower area has been fitted with attractive Respotex and the area above the sink fitted with tile splashback. Single obscured glass window, centre ceiling light, single radiator.

## Bathroom

7'6" x 6'11"



Finished to a high standard this 3 piece bathroom suite features bath with overhead Calypso Plus electric shower, wash hand basin and WC. The bath area has been fully tiled providing a water tight surround.

- Single obscured glass window
- 5 ceiling spotlights
- Victorian tap and bath fittings
- Extractor fan
- Linoleum flooring

## Services

Electricity

Water

Drainage to septic tank

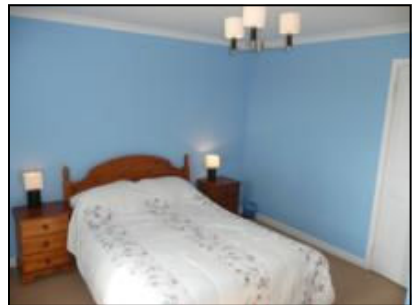
Oil fired central heating

## Council Tax Band

Band D

## 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 .