



# Uist Property

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

Tel: 01870 602 228 Fax: 01870 602 865

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

## FOR SALE

Tigh Na Baigh, Bayhead  
Isle of North Uist



Substantial detached three bedroom property set in the scenic area of Bayhead, Isle of North Uist. This unique property previously served as the school master's residence and was renovated by the current owners in 1999/2000 and finished to an extremely high standard.

The property overlooks the beautiful sandy beaches of Kyles Paible and is in close proximity to the renowned Balranald Bird Reserve. The property is also conveniently located close to a host of local amenities including Post Office, mini market, petrol station and school.

Tigh Na Baigh sits on approximately a ¼ acre of well maintained garden and features an outbuilding currently used as a wash house. Set within its stone wall and fence boundary, this will make a child friendly garden area and beautiful family home.

~Viewing highly recommended~

### Accommodation comprises

Kitchen with large dining area adjoining

Living room

Family room

Study

3 double bedrooms

En-suite

3 piece bathroom suite

Storage space

Wash house

**NEW PRICE - Fixed Price - £149,950**

Viewing strictly by appointment through selling agent

## Living Room

12'4" x 14'8"



Bright and spacious room filled with features. The room sits at the front of the property and is illuminated by a single East facing window which has been fitted with beautiful fully functional internal Louvre shutters. The red brick fire surround provides an attractive focal point and contains an open fire for coal, peat or wood burning.

- Built in bookcase
- 4 double electrical sockets
- Telephone point
- Wooden 4 piece centre ceiling light
- Brass dimmer switch
- One double radiator
- Carpet
- TV point

## Family Room

14'9" x 11'2"



Convenient family room is situated at the rear of the property and features West facing French doors leading out to a timber decking area and the back garden. Again this room is full of features including a red brick fire surround with slate hearth, oak mantle and open fire.

- 5 piece brass centre ceiling light
- Double radiator
- Fitted bookcase
- Brass dimmer switches
- Carpet
- TV point
- Double BT phone socket

## Kitchen

14'4" x 11'5"



The bright and spacious kitchen has been fitted with beautiful oak wall and base units, integrated appliances (dishwasher, fridge and freezer) and gives direct access to the outdoor decking area via patio doors. A feature of this area is the serving bar and canopy with incorporated brass spotlights offering a great social area.

- North facing single window with Louvre shutters and brass handles
- 5 burner gas hob
- Electrolux electric oven
- 1½ bowl composite sink
- 3 double electrical sockets
- 5 brass ceiling spotlights and 3 brass spotlights fitted in canopy
- Brass dimmer switch

## Dining Area

17'8" x 14'



This superb light filled dining room sits off the kitchen area and benefits from 3 large double windows facing to the West and a large picture window facing a Southerly direction. This room can easily accommodate a large family dining table and provides an ideal place to entertain. Access to the decking area can be reached via patio doors which leads out into the back garden.

- 2 double radiators
- 4 double electrical sockets
- 8 brass spotlights
- TV point
- Telephone point
- Brass dimmer switch
- Smoke alarm

## Study

11'4" x 6'10"



This custom designed study was hand crafted locally from solid oak and features fitted cupboards, shelving and corner desk unit. The room enjoys the natural light provided by the single West facing window which feature Louvre wooden shutters and brass handles.

- 3 piece brass centre ceiling light
- Fitted spotlights on surrounded canopies
- Elegant bookcase
- Smooth glide drawers
- 4 double electrical sockets
- TV point
- Telephone point
- Fold-away surface/desk area
- Brass dimmer switch

## Bathroom

7'6" x 5'11"



The 3 piece bathroom has been decorated to a high standard and is fully tiled. The bath has been fitted with an over head Mira Sport shower and shower screen. The room is illuminated by an obscured glass East facing single window with Louvre shutters.

- Heated towel rail run from main heating system or electricity
- Bathroom cabinet with up-lighters
- 4 brass ceiling spotlights
- Extractor fan

## Hallway



The T-shaped hallway offers direct access to all the rooms on the ground floor of the property and features an attractive pine staircase leading to the upper landing. There is access to the front and side of the house from two external doors.

- 3 piece brass ceiling light
- Shelved storage cupboard housing mega flow water tank
- 1 double radiator
- Smoke alarm

## Bedroom 1

**10'2" X 12'4"**



Great sized double bedroom featuring 3 piece wooden centre ceiling light and built in wooden bookcase. The single East facing window provides great natural light and the window has been fitted with Louvre shutters. There is a built in wardrobe with Louvre doors. This bedroom is located on the property's ground floor and can be accessed off the main hallway.

- Double BT point
- 2 double electrical sockets
- Carpet

## Bedroom 2

17'8" x 11'10"



The bright and spacious master bedroom features a 3 piece en-suite bathroom. The room has excellent storage facilities with built in drawers, wardrobes and storage cupboard. A single East window and a Westward Velux provide ample natural light.

- Red pine centre ceiling light
- 4 double electrical sockets
- One double radiator
- TV point
- Phone point
- Fitted carpet and curtains

## En-suite

The white 3 piece bathroom suite features a quadrant shower, wash hand basin and WC. The room benefits from an East facing Velux window. Heated towel rail (run from main system of electricity), 2 ceiling spotlights and extractor fan.

## Bedroom 3

17'8" x 10'3"



Another generous sized bedroom which features superb storage facilities with built in wardrobes and cupboards. The stunning surrounding scenery can be viewed from the single East window and the West facing Velux which also provide an excellent source of natural light.

- Red pine centre ceiling light
- 1 double radiator
- 2 double electrical sockets
- Telephone point

### Services

Electricity  
Water  
Drainage to main sewage system  
Oil fired central heating

### Council Tax Band

Band A

### Viewing

Strictly by appointment through selling agent

### Additional Features

- The house was extended out to the back and to the upper floor when renovated in 1999/2000
- Slate roof
- All doors fitted with brass handles
- Wash house has been fully plumbed and wired
- All built in appliances and Sharp microwave included in sale
- All floor coverings, curtains and blinds on upper floor and large curtains in dining room included in sale
- 2 separate phone lines



### 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.