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12A ST. BRENDANS ROAD,
CASTLEBAY, ISLE OF BARRA
WESTERN ISLES



Offers in the region of £72,000

- Nicely presented end of terrace property
- Fully double glazed, Electric Heating
- Within easy walking distance of all services
- Porch, Hall, Lounge, Kitchen/Dining Area
- Rear Porch, Bathroom, 3 Double Bedrooms, Spacious Garden

Tel: 01870 602061

For full property details see our Website

www.andersonbanks.co.uk

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Uachdar, Isle of Benbecula
Western Isles, HS7 5LY
Tel 01870 602061
Fax 01870 602878
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A well presented end of terrace property conveniently situated in a small residential area in the village of Castlebay. The property has been well maintained and benefits from full double-glazing and electric storage heating throughout. The property is within easy walking distance of all services and is close to beautiful white sandy beaches on the west coast of the Island.

The property enjoys a sizeable area of garden ground to the front, rear and side.

Castlebay boasts Primary & Secondary Schools, a Nursery School, Hospital, two Hotels, several shops, a bank, post office and ferry terminal. There are three sailings per week between Castlebay and Oban. Barra airport is just ten miles distant and offers flights, six days per week to/from Glasgow.

The accommodation comprises:

Several external steps to front entrance door

- PORCH** 2.0m x 0.90m UPVC external door, wall mounted meter board, vinyl flooring, overhead light, glass panelled door leading into inner hallway.
- HALL** Staircase to upper floor. Storage heater, vinyl flooring, overhead light, smoke detector, glass panelled door to lounge and further door to bathroom.
- LOUNGE** 4.70m x 3.80m Window to front, modern electric coal effect fire set in a tiled fireplace. Overhead light, laminate flooring, laminate flooring, storage heater, T.V. point, glazed door to kitchen –
- KITCHEN/
DINING AREA** 4.70m x 2.74m Window to rear, laminate wall and floor units, stainless steel sink unit, storage heater, overhead light, glazed door to rear entrance porch.
- REAR PORCH** 1.60m x 1.40m UPVC external door leading out into rear garden and drying green. Overhead light.
- BATHROOM** 2.74m x 2.0m Window to side, white bathroom suite comprising baht, W.C. and wash hand basin. Enclosed shower cabinet with electric shower. Laminate flooring, storage heater and overhead light.
- UPPER
LANDING** L-shaped, window to side, two built-in wardrobes with overhead storage cupboards, smoke detector, hatch to loft (loft is suitable for conversion subject to the necessary planning consents).
- BEDROOM 1** 4.70m x 2.80m Two windows to the rear, fitted wardrobes with overhead storage cupboard. Dimplex wall heater and overhead light.
- BEDROOM 2** 3.83m x 2.80m Window to front, fitted wardrobe with overhead storage cupboard, Dimplex wall heater and overhead light.

BEDROOM 3 3.80m x 2.90m Window to front, storage cupboard housing hot water cylinder. Overhead storage cupboard and overhead light.

OUTSIDE Sizeable garden ground to front, rear and side of the property. The garden is mainly laid out in grass with a paved pathway around the house. Outside lighting, satellite dish.

COUNCIL TAX The property is currently listed in Band A.

SERVICES Mains electricity, water and drainage.

ENTRY By arrangement.

VIEWING Strictly by appointment through the selling agents.

PRICE Offers in the region of £72,000 are expected.

POST CODE HS9 5XJ

WHAT TO DO NEXT INTERESTED PARTIES SHOULD REGISTER THEIR INTEREST WITH THE SELLING AGENTS AS SOON AS POSSIBLE. THE SELLING AGENTS MAY SET A CLOSING DATE FOR 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 SCOTTISH SOLICITOR SHOULD BE INSTRUCTED BY THOSE INTENDING TO OFFER.

Note: The particulars have been carefully prepared, after due enquiry, but are provided as a guide only. Measurements are approximate. The particulars do not form part of any contract. While the agents consider that the information and opinions are fair and accurate, interested parties must not rely on any statement whether oral or written made by the agents.