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CUAN SIAR, PAIBLE, BAYHEAD ISLE OF NORTH UIST



OFFERS IN THE REGION OF £85,000

- Traditional stone built detached cottage
- Picturesque setting overlooking Bayhead
- Fully renovated & in a good state of maintenance
- Porch, Hall, Lounge, Kitchen/Diner
- 2 Bedrooms, Shower room, 1/4 acre garden, Garden shed

Tel: 01631 563158

For full property details see our Website

www.andersonbanks.co.uk

Traditional stone built detached cottage situated in a picturesque setting with ¼ acre of fenced garden grounds. The property overlooks Bayhead and is within easy reach of the beautiful sandy beaches of Kyles Paible and is within close proximity of the renowned Balranald Nature Reserve.

The house has been fully renovated, is well maintained and is in a good state of decoration throughout. The property would make an ideal holiday cottage or excellent living accommodation for a couple.

Whilst in a quiet location, the property is conveniently situated within walking distance of local amenities including the Post Office, mini-market, patrol station and Primary School.

The accommodation comprises:

FRONT PORCH 1.50m x 1.40m Half glazed UPVC external door. Coat rack. Electricity fuse box. Vinyl flooring. Wooden glazed panel internal door leading to inner hall.

HALL 2.10m x 1.70m Fitted carpet. Hatch to loft. Smoke detector.

LOUNGE 3.0m x 3.0m Window to rear with views over Bayhead. Fitted carpet. Storage heater. Tiled fireplace.

KITCHEN/DINER 3.30m x 3.30m Well fitted kitchen with a good range of pine wall and floor units. Large window to front allowing plenty light into kitchen. Stainless steel sink and drainer unit. Free standing electric cooker. Washing machine. Airing cupboard housing hot water cylinder. Storage heater. Ample power points. Vinyl flooring. Telephone point.

BEDROOM 1 3.10m x 3.0m Well-proportioned double bedroom with window to the rear. Panel heater. Fitted carpet.

BEDROOM 2 3.10m x 1.80m Window to front. Panel heater. Fitted carpet.

SHOWER ROOM 2.20m x 1.70m White W.C. and wash hand basin. Wet room style shower with electric shower. Non-slip vinyl flooring. Storage heater. Window to side.

OUTSIDE ¼ acre (or thereby) of garden grounds, mainly laid to lawn. Drying green. Wooden garden shed. Ample hard standing/parking area.

POST CODE HS6 5DS

ENTRY By mutual arrangement.

VIEWING Strictly by appointment through the selling agents.

COUNCIL TAX The property is currently listed in band A.

PRICE Offers in the region of £85,000 are expected.

HOME INFORMATION PACK A copy of the Home Information Pack will be made available to prospective purchasers at a cost of £10 + VAT. Alternatively, a copy of the report can be emailed to interested parties in PDF format free of charge.

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.

