

Welcome, 13 Borge, Isle of Berneray, HS6 5BJ

Offers over £265,000 (House & Croft)



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### **Kitchen/Dining Area**

#### ***Description***

Ken MacDonald & Co are pleased to offer for sale this detached four-bedroom home situated in the peaceful township of Borve on the Isle of Berneray. Presented to the market in immaculate walk-in condition with neutral colours creating a calming ambience throughout.

The well thought out ground floor accommodation comprises spacious kitchen with dining space, two inviting lounges offer versatility, one of which can effortlessly double as a study, accommodating the demands of a modern work-from-home lifestyle, bedroom with seamless built-in storage blending perfectly into the décor and generously sized shower room, complete with a walk in shower, ensuring comfort and convenience.

The first floor provides three additional bedrooms with the practicality of a second bathroom. All bedrooms are suitable for double beds with ample space for various furnishings. The property is heated by way of oil fuelled central heating and further enhanced by uPVC double glazing throughout.

***White goods included in sale.***

***EPC BAND D***



Lounge



Family Room





**Bedroom 1**



**Bathroom**



**Stairway**





**Bedroom 2**



**Bedroom 3**







**Bedroom 4**



**Bathroom**



**Utility**





Externally, the property enjoys a patio area perfect for outdoor seating to unwind and admire the breathtaking landscape across to North Uist. The driveway could comfortably accommodate multiple vehicles for off-road parking, convenient for residents and visitors alike.

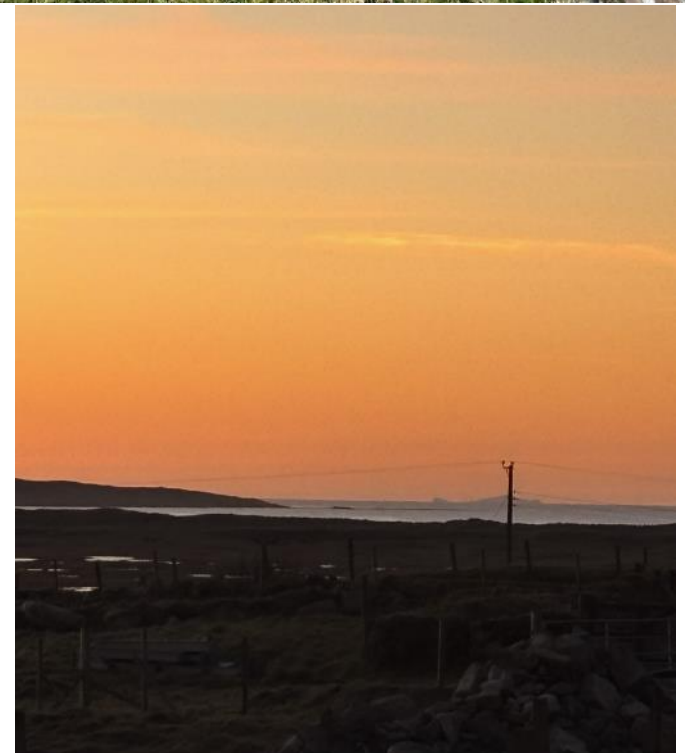
In addition, we are also offering for sale the adjoining croft tenancy extending to 2.6 acres. Positioned adjacent to the property, this additional land offers endless possibilities for those seeking a self-sustaining lifestyle, with gated access from the garden grounds providing convenience and ease of use. The local primary school and secondary school are approximately half an hour drive from the property, there is a bus that covers this route. Within a short driving distance there is a local shop and Post Office and there is also the Berneray shop and Bistro.

In summary, this property represents the idyllic forever home, offering a harmonious blend of comfort, convenience, and the opportunity for a self-sustaining lifestyle in a remarkable island setting.

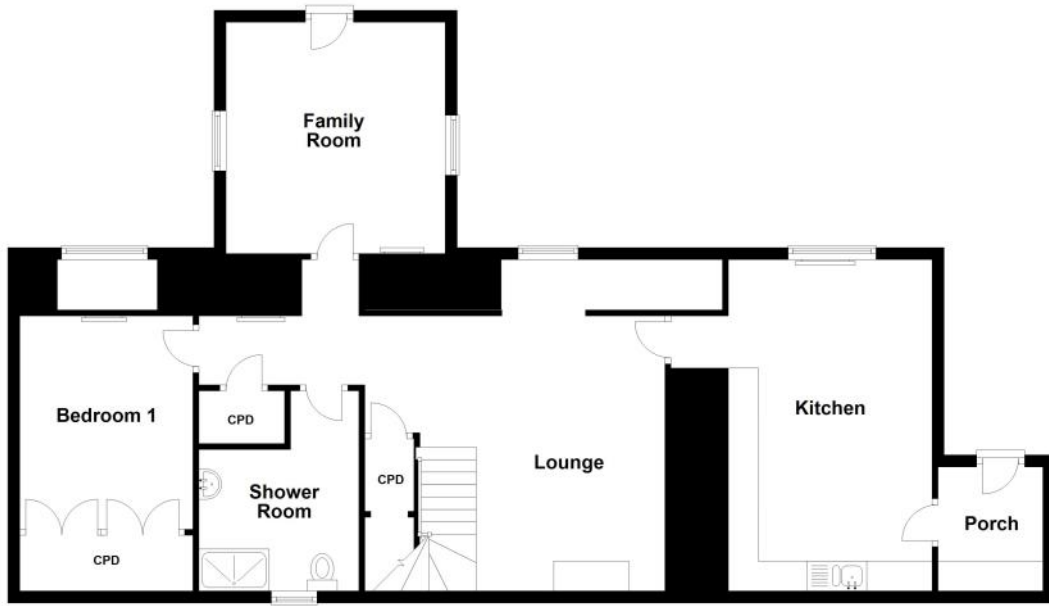
### ***Directions***

Coming off the ferry at Berneray take your right hand turning. Drive for approximately half a mile until you reach the first left hand turning. Take the left turn and drive along the road. Welcome, 13 Borve is the 5th property on the right hand side.





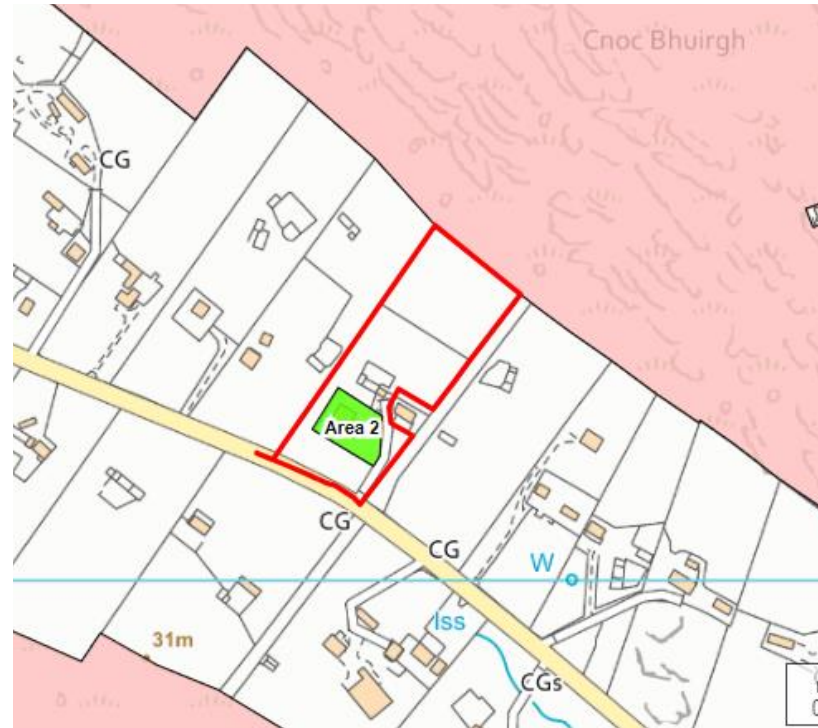




**Ground Floor**



**First Floor**



**Croft Plan**



*Plan description*

## Ground Floor

**Utility/Porch** 2.07m (6'9") x 1.75m (5'9")

Vinyl flooring. Space for white goods. Boiler. Fitted wall cupboards.

**Kitchen** 5.17m (17') x 3.40m (11'2")

Laminate flooring. Fitted wall and floor units. One and a half bowl stainless steel sink. Space for white goods. UPVC double glazed window. Radiator.

**Lounge** 5.01m (16'5") x 4.30m (14'1")

Laminate flooring. Tiled fireplace with a wooden hearth housing an electric fire. UPVC double glazed window. Radiator.

**Shower Room** 2.55m (8'4") x 2.36m (7'9")

Vinyl flooring. WC. WHB. Walk in shower housing an electric shower. UPVC double glazed window. Radiator.

**Family Room** 3.86m (12'8") x 3.65m (12')

Laminate flooring. Two UPVC windows. Half glazed UPVC door. Radiator.

**Bedroom 1** 3.56m (11'8") x 2.89m (9'6")

Fitted carpet. Built in wardrobe storage space. UPVC double glazed window. Radiator.

## First Floor

**Bathroom** 2.28m (7'6") x 2.16m (7'1")

Vinyl flooring. WC. WHB. Bath unit. UPVC double glazed window. Half tiled wall.

**Landing** 4.12m (13'6") x 0.97m (3'2")

**Bedroom 2** 4.74m (15'7") x 3.40m (11'2")

Fitted carpet. UPVC double glazed window. Velux window. Built in cupboard space. Radiator.

**Bedroom 3** 4.46m (14'8") x 3.18m (10'5")

Fitted carpet. UPVC double glazed window. Radiator.

**Bedroom 4** 4.42m (14'6") x 3.28m (10'9")

Fitted carpet. UPVC double glazed window. Radiator.

***The property has been decrofted and title has been granted, making it mortgageable. The sale of the Croft is subject to Crofting Commission approval.***

General: Whilst we endeavour to make these particulars as accurate as possible they are set out as a guide only and are not guaranteed. All measurements are approximate and are intended for general guidance only. Room sizes are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the services or any of the equipment or appliances in the property we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS.

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