

**Sheillaidh, 8 Sollas, Isle of North Uist, HS6 5BS**

**Offers Over £200,000**



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## Kitchen/Dining Area

### *Description*

Nestled in a quiet cul-de-sac, Ken MacDonald & Co are delighted to offer for sale this three-bedroom detached bungalow. Situated in an elevated position overlooking stunning views of the white sandy shores of Traigh Ear and distant views of the famous Harris hills.

We present this property to the market as an exciting renovation opportunity, having the interior mostly stripped out. The layout can be adapted to suit the prospective purchaser's needs but currently comprises three bedrooms, one of which has the benefit of an ensuite, kitchen with dining area, utility space, shower room, conservatory, and lounge with open fire. Ready to be moulded to suit the prospective purchaser's visions, presenting a fair compromise to those stuck between building and buying.

The potential is evident for a welcoming home in a stunning spot with uninterrupted views captivated perfectly through the North-East facing windows. The property is accessed through a gated driveway and enjoys large garden grounds, with endless options for development. This is an ideal "flipping" and reselling opportunity for those in the construction industry.

The adjoining croft tenancy will be available for sale at a later date.

***EPC BAND E***





**Lounge**



**Lounge View**



**Hallway**



**Utility**



**Bedroom 1**



**Bedroom 2 & Ensuite**



**Bedroom 3**



**Bathroom**



**Conservatory**



The property benefits from its proximity to the local co-operative that is a short 5-minute walk away, which is convenient for day-to-day essentials. A wider range of amenities can be found after a leisurely 15-minute drive to Lochmaddy, where there is a selection of shops, restaurants, cafes and other services.

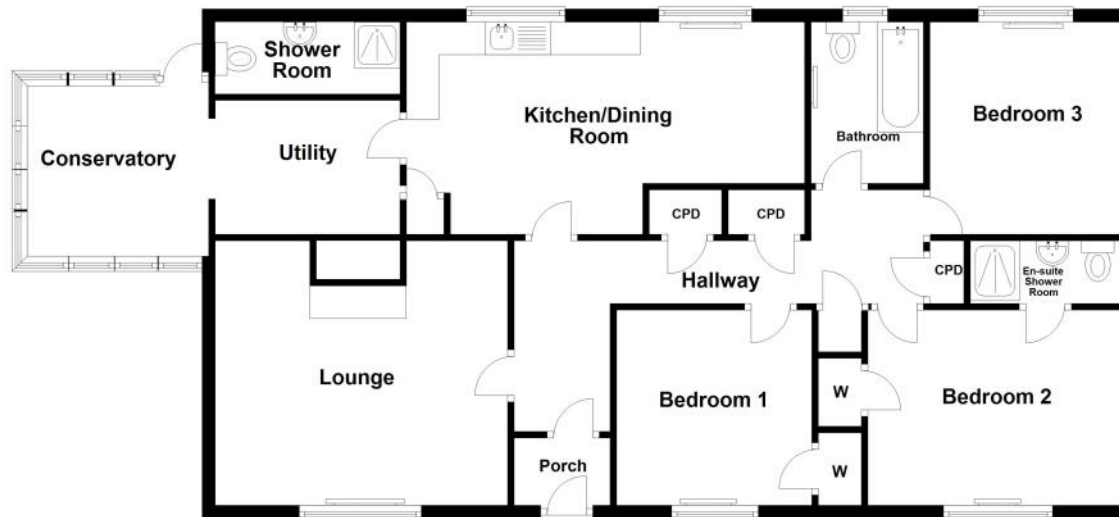
#### Directions

Head north out of Lochmaddy on the A865. After approximately 9 miles you will come to Sollas. Once you pass the red post box there is a junction. Take the right hand turn and Sheillaidh is approximately the 5th house on the left hand side.



*Plan description*

<b>Porch</b>	1.47m (4'10") x 1.04m (3'5")
<b>Lounge</b>	4.50m (14'9") x 2.00m (6'7")
<b>Hallway</b>	4.54m (14'11") x 0.96m (3'2")
<b>Bedroom 1</b>	2.99m (9'10") x 2.99m (9'10")
<b>Bedroom 2</b>	3.90m (12'10") x 2.99m (9'10")
<b>En-suite Shower Room</b>	2.33m (7'8") x 1.16m (3'10")
<b>Bedroom 3</b>	3.25m (10'8") x 2.92m (9'7")
<b>Bathroom</b>	2.47m (8'1") x 1.72m (5'8")
<b>Kitchen/Dining Room</b>	6.10m (20') x 3.25m (10'8")
<b>Shower Room</b>	2.83m (9'3") x 1.10m (3'7")
<b>Utility</b>	2.83m (9'3") x 2.05m (6'9")
<b>Conservatory</b>	2.78m (9'1") x 2.61m (8'7")



**Prospective purchasers are advised to note formal interest with Ken Macdonald & Co as soon as possible after viewing in order that they may be informed of any closing date.**

### **Property to Sell**

**We offer a friendly and professional service to assist you through a successful sale.**

### **Property to Buy**

**Having seen a property you wish to purchase, we can guide you through the process to make it as stress free as possible.**

### **Valuation Service**

**This service is free of charge and gives you the opportunity for an informal discussion on the marketing and sale of your property.**

### **Legal Services**

**As well as residential and commercial conveyancing, we also offer a full range of legal services covering executries criminal and civil court, matrimonial matters, personal injury and crofting law.**

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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