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# 2 MISHIGARRY, SOLLAS,

## ISLE OF NORTH UIST, WESTERN ISLES, HS6 5BT



- **Semi-detached single storey property**
- **"Walk-in" condition throughout**
- **Lounge/diner, kitchen**
- **Double bedrooms, bathroom**
- **Sought after location within easy reach of the beach**
- **EPC Rating F33**

## OFFERS IN THE REGION OF £110,000

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A rare opportunity has arisen to purchase a deceptively spacious property in the sought-after area of Sollas. Located close to the white sandy beaches of the west coast of the islands and within easy reach of the local supermarket, this property will appeal to a variety of purchasers.

2 Mishigarry is presented in walk-in condition with modern electric heating throughout. Furniture may be available by separate negotiation.

The quiet crofting township of Sollas has a supermarket and is located some 9 miles from Lochmaddy where there is the ferry terminal to Skye, hotels and restaurants, doctor's surgery, bank and village shop. There is a junior school in Bayhead which is some 6 miles distant. The main commercial area of Benbecula is located some 25 miles distant where there is an airport with daily flights to Glasgow and further flights to Stornoway, a bank, supermarkets, restaurants, schools, hospital, hotels and restaurants.

**Accommodation comprises:**

Entrance vestibule leading to inner hall. Doors off to bedroom, lounge/diner, bathroom. Door off to large storage cupboard.

**LOUNGE** *5m x 3.1m (at longest and widest)* Light and airy lounge area with picture window to front of property. Multi fuel stove with tiled surround. Opening to kitchen.

**KITCHEN** *2.2m x 2m* Kitchen area with window to rear of property. Stainless steel sink and drainer. Fridge and electric cooker. Range of kitchen units and shelving.

**BEDROOM ONE** *3.3m x 3.1m* Spacious double bedroom. Window to front of property.

**BATHROOM** *1.8m x 1.8m* White suite comprising bath with electric shower over, WC and hand basin. Shelved cupboard. Window to rear of property. Tiled surround.

**OUTSIDE** Block built storage shed attached to side of house. Garden area to front, side and rear with lawned area. Steel storage shed. Parking area.

**COUNCIL TAX** The property is currently listed in Band A.

**SERVICES** Mains electricity, water and drainage.

**ENTRY** By mutual arrangement.

**POST CODE** HS6 5BT

**EPC RATING** F33

**VIEWING** strictly by prior arrangement through the selling agents.

**PRICE** Offers in the Region of **£110,000** are expected.

**HOME REPORT** A copy of the Home Report will be made available to prospective purchasers on request.

**TRAVEL** Please see www.calmac.co.uk for ferry information to and from the Western Isles and Loganair for flight information.





**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.

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