

# HOUSE FOR SALE

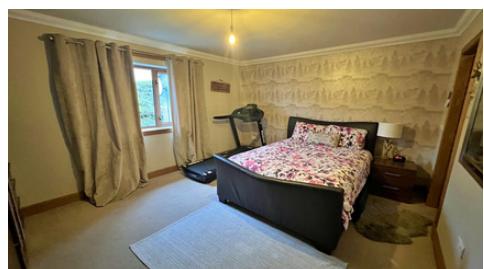
OFFERS OVER £XXX,XXX

## 7 Aird na Cille, Scalpay, Isle of Scalpay, HS4 3YB

Nestled in an elevated position, we are pleased to welcome to the market this generously proportioned, six bedroom family home located in a quiet residential village on the picturesque Isle of Scalpay.

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With its expansive living areas, spacious bedrooms and versatile spaces, it provides ample room for family living and entertaining.

Accommodation is spacious and naturally bright throughout comprising ground floor entrance hallway, lounge, kitchen/diner, dining room/family room, utility room with coat room/pantry, family bathroom and four double bedrooms, one with en-suite bathroom.

First floor comprises two double bedrooms, one with dressing room, office and spacious loft space ideal for further development (subject to relevant planning). This property could also be perfect use as a potential Guest House.

Heating in the property is by way of underfloor heating on the ground floor and electric heating on the first floor. Windows are uPVC throughout.

Externally to the front of the property there is low maintenance chipped garden space. To the rear there is a drying area and concrete block shed which is electrically serviced. There is ample space surrounding the property suitable for outdoor entertainment and space for private off street parking.

The impressive property is in close proximity to Scalpay Lighthouse, perfect for leisurely, scenic coastal walks. There is a local restaurant nearby and a regular bus service into the main town of Tarbert, Isle of Harris, which is approximately 7 miles away with all amenities and services including shops, restaurants, healthcare, education, sports facilities and transport links.

Viewing is strictly by appointment only and highly recommended to appreciate this substantial property.

Entrance Hallway - 4.70m x 1.81m



11.19m x 1.07m



*Kitchen/Diner - 5.29m x 4.87m*



*Family Room/Dining Room - 4.12m x 4.02m*



*Lounge - 5.32m x 5.29m*



Utility - 1.81m x 4.00m



Bedroom 1 - 3.51m x 2.71m



Bedroom 2 - 3.49m x 3.14m



Bathroom - 4.02m x 2.74m



Bedroom 3 - 3.41m x 3.87m



Bedroom 4 - 4.00m x 4.76m



En-suite - 2.56m x 1.80m



Stairs



Office - 1.93m x 1.76m



Landing - 4.98m x 5.73m



Bedroom 5 - 4.31m x 4.51m



Dressing room - 2.59m x 1.77m



Bedroom 4 - 4.31m x 3.78m





## External - Front



## External - Rear



# Floor Plan



The foregoing particulars of sale are to be used as a guide only. No details are guaranteed and all measurements are approximate and are intended for general guidance only. We have not tested any services, equipment or appliances in the property and we advise prospective purchasers 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

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