



Lochmaddy Manse, Church Park, Lochmaddy

DETACHED FOUR-BEDROOMED BUNGALOW WITH STUNNING SEA VIEWS

- **Entrance Porch**
- **Fitted Kitchen with generous storage**
- **Large lounge and separate Dining Room**
- **Bedroom with annexed Study**
- **3 Further Bedrooms**
- **Shower Room**
- **Separate garage**
- **Large Garden on all sides**

PROPERTY

Spacious family house in spectacular location within Lochmaddy with sea views on two sides.

Accommodation is flexible and could be adapted in a number of ways. It should be noted that the house is of Dorran construction so mortgage funding will not be available.

The house benefits from all services including mains water, drainage and electricity

LOCATION

Facilities in Lochmaddy include two hotels, a shop, post office, bank and an art centre/café. There is a ferry port, with a regular ferry service to Uig on the Isle of Skye. Primary schooling is available at Sgoil Uibhist a Tuath, Bayhead. Secondary education is available at Lioncleit, Benbecula where leisure facilities include a public swimming pool and library.

Berneray, where the ferry links the Uists to the Isle of Harris, is a short drive away. Lochmaddy is a 25 minute drive from Benbecula airport which enjoys a daily air service to Glasgow (55 minutes)

VIEWING ARRANGEMENTS

By appointment with The Church of Scotland Law Department
Please email properties@churchofscotland.org.uk







Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please can offers be sent via email in the first instance.



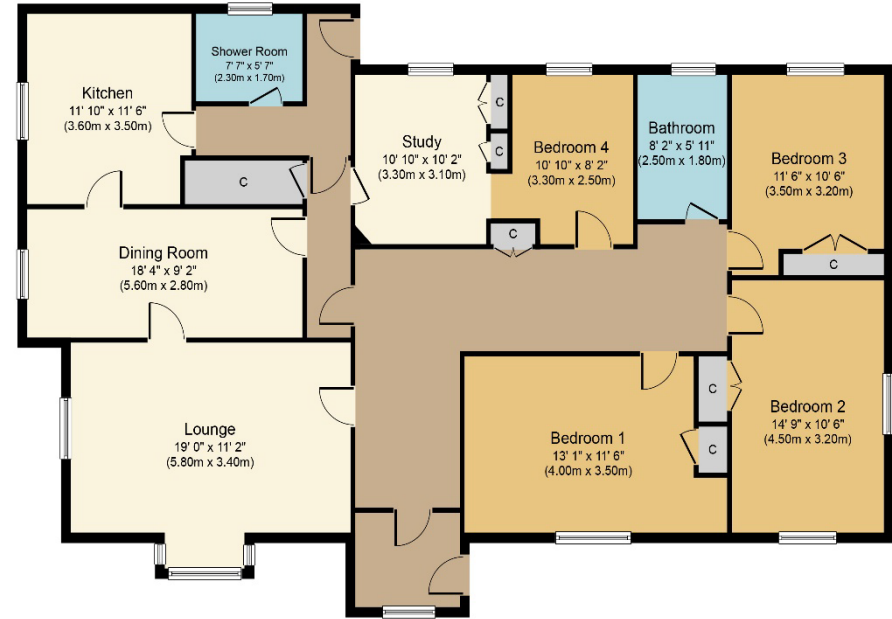
It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

The Church of Scotland General Trustees -Scottish Charity No SC014574



Approximate Floor Area
3,006 sq. ft.
(279.3 sq. m.)

Lochmaddy Manse

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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