

●●● Uist Property

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FOR SALE

5 Knock Quien, Isle of North Uist & Croft Assingation



Immaculately presented 3 bedroom detached property located in the stunning area of Knock Quien, Isle of North Uist. The house has been decorated to a high standard throughout and commands stunning views over Claddach Carinish.

The front of the croft land is tidal and ringed plovers, oyster catchers and red shanks are regular breeders. The rear of the croft land adjoins moorland where short eared owl, hen harrier, greylag goose, red and black-throated divers and golden plover nest. Golden eagle and peregrine falcon are regular visitors as are red deer. Otters are also seen locally.

There are two acres of trees planted on the croft land. The trees were planted 16 years ago and provide nesting for song thrush, blackbird, greenfinch, redpoll, wren and meadow pipit. Cuckoo's and red wing have also been successfully reared.

Tree's include: alder, ash, aspen, birch, sycamore, blackthorn, elder, rowan, hawthorn, horse chestnut, wild cherry, oak, beech, scots pine, lodgepole pine, sitka spruce, rosa rugosa, buddleia, hazel, willow, and fuchsia.

One of the areas of woodland has been planted with daffodils and bluebells and is an amazing sight in springtime.

The property sits on a ¼ of an acre of land and comes with the assingation of a 12 acre croft.

Although the house currently sits on a feu, the sellers wish to sell the house and assingation of the croft together.

This property has to be viewed to be fully appreciated.

Accommodation Comprises

Front porch
Well presented living room
Spacious kitchen
Sun lounge
Dining room
3 double bedrooms
3 piece bathroom suite with shelved storage cupboard
Large loft space

House & Assingation of Croft - Offers Over £210,000

Viewing strictly by appointment through selling agent

Front Porch

6'3" x 4'2"

The porch features a double glazed external door with side light which can be accessed from the front of the property. Entrance to the hall via a fully glazed door with side light.

- Centre ceiling light
- Linoleum flooring

Hallway

28' x 11'2"

The T shaped hallway gives access to all the main rooms in the property. It features excellent storage facilities with 2 double storage cupboards and gives access to the large loft area via hatch.

- Double radiator
- Centre ceiling light
- BT point
- 1 double and 2 single electrical sockets
- Smoke alarm

Lounge

19'8" x 11'10"



Well presented spacious living area decorated in neutral tones. The room benefits from excellent natural light from the SW double window and the SE single window, both double glazed. The natural stone fireplace with solid fuel stove offers an attractive focal point to the room.

- 2 ceiling lights
- 2 wall lights
- Telephone point
- 2 TV points
- 2 double and 2 single electrical sockets
- Pine woodwork
- Carpet and curtains

Kitchen

13'5" x 12'2"



Good sized fitted kitchen with single double glazed window facing South West and looking over Claddach Carinish. The kitchen has been fitted with wall and base units and work surface incorporating stainless steel sink. It comes complete with built-in gas hob and features a solid fuel Rayburn Supreme.

- Linoleum flooring
- 3 double sockets
- Single radiator

Sun Lounge

13'1" x 8'3"



A great addition to the property is the sun lounge which can be accessed via the kitchen. The room features a large double NW window with breath taking views out towards Cleitrebhal and a single SW facing over Claddach Carinish and out towards wonderful beaches.

- Door to rear of property
- 3 double electrical sockets
- Single radiator
- Combi boiler

Dining Room/Bedroom

13'4" x 9'6"



Good sized dining area with double glazed single window facing in a North East direction looking out toward Eaval and over the well kept back garden. Currently used as a dining room with the possibility to convert into 4th bedroom.

- 2 double electrical sockets
- Centre ceiling light
- Single radiator

Bedroom 1

13' x 9'9"



The master bedroom has been fitted with built in wall to wall mirrored wardrobes offering excellent storage space. The room also benefits from an en suite complete with WC, wash hand basin and shower.

- 1 single and 3 double electrical sockets
- Ceiling light
- Single NE window (DG)
- Single radiator

Bedroom 2

9'6" x 9'9"



Good sized double bedroom with single window facing in a NE direction and over the mature rear garden. The room has been fitted with a built in double wardrobe with shelving.

- Single radiator
- 2 single electrical sockets
- Centre ceiling light

Bedroom 3

9'10" x 9'9"



Spacious double bedroom affording great storage space with a built in double wardrobe. The room has a single window facing out to the rear of the property in a NE direction.

- 1 single and 2 double electrical sockets
- Single radiator
- Centre ceiling light

Bathroom

8'3" x 6'10"

Good sized family bathroom with 3 piece suite. The bathroom benefits from a built in shelved storage cupboard. There is a single window facing in a SW direction producing excellent natural light.

- Single radiator
- Centre ceiling light

Loft Area



The loft is an excellent size and opens up possibilities to add more rooms to the property. At present it can be accessed via a loft ladder located from the hatch in the hallway.

Outbuilding



The property comes with this detached garage with 2 large double doors at the front allowing access for a car. There is also a single door to the side of garage.

Services

Electricity

Water

Drainage to septic tank

Council Tax Band

Band C

Viewing

Strictly by appointment through selling agent



What Next

Interested parties should register their interests with the selling agents as soon as possible. The selling agents may set a closing date for the offers but are not obliged to do so. The sellers are not obliged to accept the highest offer or indeed any offer. Offers should be submitted to the selling agents in Scottish legal terms and a solicitor should be instructed by those intending to offer.

These particulars, although believed to be correct, do not form, or form any part of, an offer or contract and are not to be relied on as statements or representations of fact. Statements in these particulars are made without liability on the part of the agents or vendors and any remedy available because of any inaccuracy in the particulars, is excluded. A prospective purchaser should satisfy himself as to the correctness or otherwise of these particulars and consult his solicitor thereon. Neither the vendor nor the agent nor any person in their employ has any authority to make or give any representation or warranty whatever in relation to the property mentioned in the particulars .