



Uist Property

Unit 3, C.D.A, Balivanich, Isle of Benbecula, HS7 5LA

Tel: 01870 602 228 Fax: 01870 602 865

www.uistproperty.co.uk

FOR SALE

Rowangarth, 27 Locheport, Isle of North Uist
House & croft assignation



An exciting opportunity to purchase a 2 bedroom home in the tranquil and scenic area of Locheport, North Uist. This well presented house, benefits from stunning views over the bays of Loch Eport and surrounding hills. The property sits on approximately a 1/3 of an acre of land and gives the opportunity for the separate purchase of the assignation of a 15 acre croft. Although the house currently sits on a feu, the sellers wish to sell the house and assignation of the croft together.

The crofting township of Locheport is located on the East Coast of North Uist and is situated approximately 10 miles from Lochmaddy where you will find a Bank, Post Office, Local Shops and Hotels. Clachan Village is only a short drive where you will find the local shop and post office.

Accommodation Comprises:

Kitchen with utility room
Lounge
Living/Dining Room
2 Bedrooms
Bathroom
Stone Outbuilding

Offers over £125,000

Assignation of croft tenancy with substantial agricultural buildings

Offers over £47,500

Viewing strictly by appointment through selling agent.

Entrance Hallway

9'5" x 5'11"

The entrance hallway links the living area and lounge and also provides access to outdoors via a semi glazed door. The hallway benefits from linoleum flooring, ceiling spot light and panel heater.

Kitchen

16'6" X 9'11"

Fully fitted kitchen, finished with light oak doors. The kitchen benefits from linoleum flooring, 5 double electric sockets and is illuminated by a ceiling strip light and 2 ceiling spots.

- Linoleum flooring
- 5 double electric sockets
- Strip light & 2 ceiling spots
- Utility area

Lounge

12'8" x 12'3"

The spacious lounge benefits from a feature stone wall with functioning open fire. The lounge is illuminated by one west & one east facing window providing the room with natural light. The lounge also features 2 double and 2 single wall lights, 3 double electric sockets and a large electric storage heater.

- Stone feature wall with open fire
- 2 double & 2 single wall lights
- 3 double sockets
- Large storage heater

Living/Dining Area

19'11" x 17'0"



This living/dining area features an oil fired stove with tiled surround which can be used for heating, cooking and hot water. The living/dining area provides access to the kitchen via double doors. This room also provides access to the bedrooms via a wooden staircase.

- Oil Fired Stove
- Feature ceiling beams
- 4 double sockets
- 3 double wall lights
- Sky TV

Bedroom 1

11'5" x 12'7"



This double sized bedroom benefits from varnished board flooring, 2 ceiling spot lights, velux window, BT & Sky sockets and a built in cupboard which provides ample storage space. This room is also adjoined by a dressing room (9'9" x 9'7"). The dressing room is currently fitted with shelves, panel heater and a sink so could easily be converted to an ensuite or office space.

- Ceiling spot light
- Varnished board flooring
- Velux window
- 3 Double sockets
- Sky & BT Socket

Bedroom 2

12'6" x 9'6"



This bright bedroom features varnished board flooring, 3 double sockets, velux window and double window and is illuminated by ceiling spot light.

- Ceiling spot light
- Varnished board flooring
- Velux window & double window
- 3 Double sockets

Bathroom

9'6" x 5'10"

The bathroom suite is made up of WC, wash hand basin, bidet and shower with respotex surround. The bathroom also benefits from varnished board floor, heated towel rail and ceiling spot lights.

Croft

The croft extends to approximately 15 acres and commands panoramic views. The croft land is believed to be in good order and already benefits from a large stone built byre and a large agricultural shed. The croft also benefits from a share in the common grazings. The purchase of the tenancy will be subject to the agreement of the landlords and the crofter's commission.



Services

Electricity ((Economy 7 Tariff))

Water

Drainage to septic tank

Additional Information

Oil fired stove

Electric Storage Heating (Economy 7 Tariff)

Double glazing throughout.

Council Tax Band

Band B

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 .