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LOCH AN EILEAN HOUSE, ASKERNISH, ISLE OF SOUTH UIST, HS8 5SY



- **Extensive two storey detached property**
- **Lounge**
- **Kitchen/diner**
- **Two ground floor double bedrooms**
- **3 further double bedrooms**
- **Upper floor family bathroom, ground floor shower room**
- **"The Old Convent" one bedroom chalet**
- **3-bedroom static caravan**
- **Stunning views to the front and rear**
- **EPC D59**

OFFERS OVER OF £250,000

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We are pleased to offer for sale this extensive and versatile detached property comprising of potentially 5 double bedrooms, a shower/wet room, lounge, kitchen/diner, bathroom.

The house has massive potential with three bedrooms on the first floor together with a bathroom which could lend itself to converting to a B&B. The rooms on the ground floor could be utilised as craft rooms or offices.

The detached Old Convent is currently let out to holiday makers but could be a studio, shop or café.

There is also a 5-berth static caravan in the grounds which is also currently let out as holiday accommodation.

The garden grounds include a wooden shed and a large polytunnel. There is ample parking.

A ferry service to the mainland town of Oban is available from Lochboisdale, some 5 miles south and regular flights to Glasgow from Balivanich, Benbecula which is some 20 miles to the north. Daliburgh with its supermarket and primary school is some 2 miles from the property, the secondary school is located in Linclate.

South Uist is the second largest of the Western Isles and boasts around 20 miles of stunning sandy beaches on its Atlantic Coast. It is home to numerous archaeological sites and is also a haven for wildlife, with Loch Druidibeg Nature Reserve to the north of the island. Outdoor pursuits such as fishing, birdwatching, cycling, beachcombing and hill walking on the mountains of Hecla and Bheinn Mhor are very popular. The Askernish Golf Course is also a few hundred yards from the property. There are spectacular views to the front and rear over South Uist.

Accommodation comprises:

FRONT PORCH 2.6m x 1.5m Entrance porch with windows to side and front of property. Double French doors leading to hallway.

HALLWAY L-shaped hall with doors off to lounge, dining room, bedrooms and under-stair cupboard. Stairs leading to upper floor.

LOUNGE 6m x 3m Spacious lounge with solid fuel stove set in a feature fireplace. Laminate flooring. Windows to side and front of property.

BEDROOM FIVE 3.6m x 3.2 (at longest and widest) Currently used as a craft room but potentially a bedroom or office. Fitted carpet, window to front of property.

BEDROOM FOUR 3.7m x 3.2m Double bedroom with wardrobe with mirrored sliding doors. Fitted carpet. Window to rear of property.

KITCHEN 4.6m x 4.2m and dining room 3.4m x 2.7m (at longest and widest) Open plan kitchen/dining room with extensive wall and floor units and storage cupboard. Windows to rear and side of property. Door off to rear porch.

REAR PORCH 2.6m x 1.6m (at longest and widest) Porch area, storage cupboard housing central heating boiler. Door off to shower room. Exterior door leading to garden.

SHOWER ROOM 2.6m x 1.4m Wet room with Respotex surround, white WC and vanity sink. Window to rear of property.

UPPER FLOOR

LANDING Doors off to bedrooms and bathroom. Storage cupboards. Window to rear of property.

BEDROOM ONE 5.1m x 3m Large double room with fitted carpet and window to front of property.

BEDROOM TWO 5.2m x 3.2m Further large double room with fitted carpet and window to front of property.

BEDROOM THREE 4.4m x 3.8m (at longest and widest) Currently used as a craft room but equally useful as a third bedroom. Storage cupboard, shelving. Window to front of property. Fitted carpet.

BATHROOM 2.8m x 1.7m Attractive bathroom with shaped bath with electric shower over and Respotex surround. WC and vanity handbasin. Window to rear. Vinyl flooring

OUTSIDE Garden ground mainly laid to lawn with ample parking and mature planting together with a small decking area. Wooden shed. Polytunnel.

THE OLD CONVENT CHALET This detached building is currently used as a holiday lets but could equally be a granny annexe, shop, café or office.

The main open-plan living area is approx. 6.5m x 3.8m and has a fitted kitchenette and storage area. A later extension to the property adds a shower room and small utility area housing the washing machine.

STATIC CARAVAN Self-contained static caravan has 3 separate bedrooms and will sleep 5 people.

COUNCIL TAX The property is currently listed in Band E

SERVICES Mains electricity and water, oil central heating and drainage to a septic tank

EPC RATING D59

ENTRY By mutual arrangement.

POST CODE HS8 5SY

VIEWING Strictly by prior arrangement through the selling agents.

PRICE Offers over **£250,000** 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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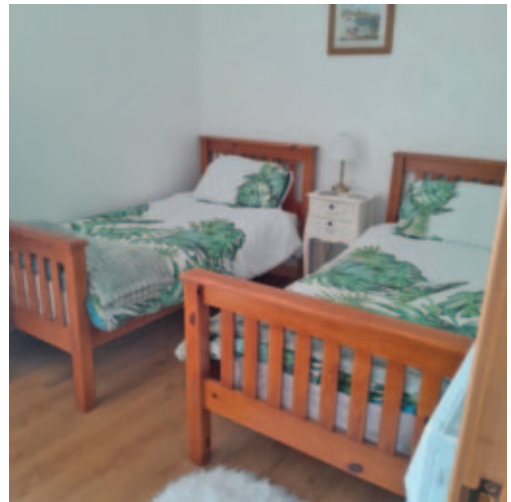
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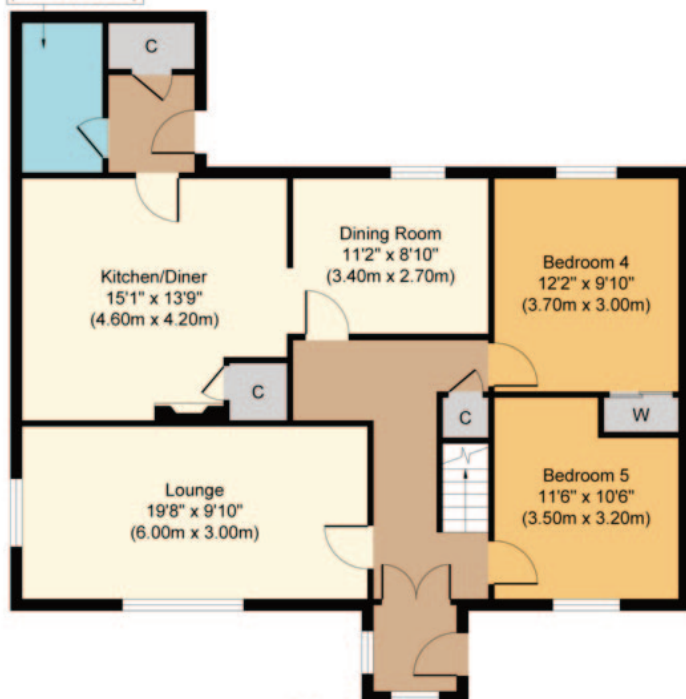
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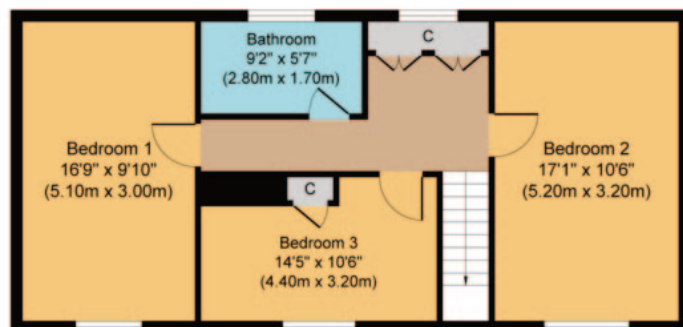




Shower Room
8'6" x 4'7"
(2.60m x 1.40m)



Ground Floor
Approximate Floor Area
1008 sq. ft
(93.63 sq. m)



First Floor
Approximate Floor Area
638 sq. ft
(59.28 sq. m)

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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