

Tin House, 19 Allotments, Polanoir, Berneray, Isle of North Uist,  
HS6 5BJ

Offers over £95,000



*Ken Macdonald & Co, Solicitors & Estate Agents, 9 Kenneth Street, Stornoway, Isle of Lewis, HS1 2DP  
Tel: 01851 704040 Email: [enquiries@kenmacdonaldlawyers.co.uk](mailto:enquiries@kenmacdonaldlawyers.co.uk)*

*Web: [www.kenmacdonaldproperties.co.uk](http://www.kenmacdonaldproperties.co.uk)*



## Kitchen

### *Description*

Ken MacDonald & Co are excited to present to the market this historic, unique two-bedroom detached cottage, occupying a stunning shoreline position that offers breathtaking views and a tranquil ambiance. This charming property showcases the best of coastal living, making it an ideal retreat or home for those seeking a serene and picturesque setting.

The property is one of the oldest tin houses in Scotland, constructed in 1929 by the previous owner's family, has a rich history. The family acquired the building kit from Leverburgh following the death of Lord Leverhulme, which halted the construction of a health facility in the area. The owner resided in and maintained the property for over 90 years until his passing. The construction process began with the gable ends and chimney, followed by the completion of the sides with wood finishing with zinc. The property did not have a water supply until 1962, and electricity was installed seven years later, in 1969. The cottage is fitted with full night storage heating, ensuring warmth and comfort throughout the cooler months. The majority of the windows are single glazed with traditional metal casement frames, adding to the home's character and period appeal. However, the main bedroom, kitchen, and cloakroom have been updated with UPVC single glazing.

While the property is in need of renovation, it offers an exciting project for prospective purchasers to create a personalized and modern living space that retains its unique charm. The potential for transformation is significant, allowing new owners to bring their vision to life and restore the cottage to its full potential. The property is situated on a substantial plot and features a large workshop. The surrounding area enhances the property's appeal, with its stunning natural beauty and access to the shoreline. Whether you're looking to enjoy leisurely walks along the coast, engage in water-based activities, or simply relax and take in the view, this location offers it all.

***EPC BAND G***



Lounge



WC



Dressing Room



**Bedroom 1**



**Bedroom 2**





## View

### *Location*

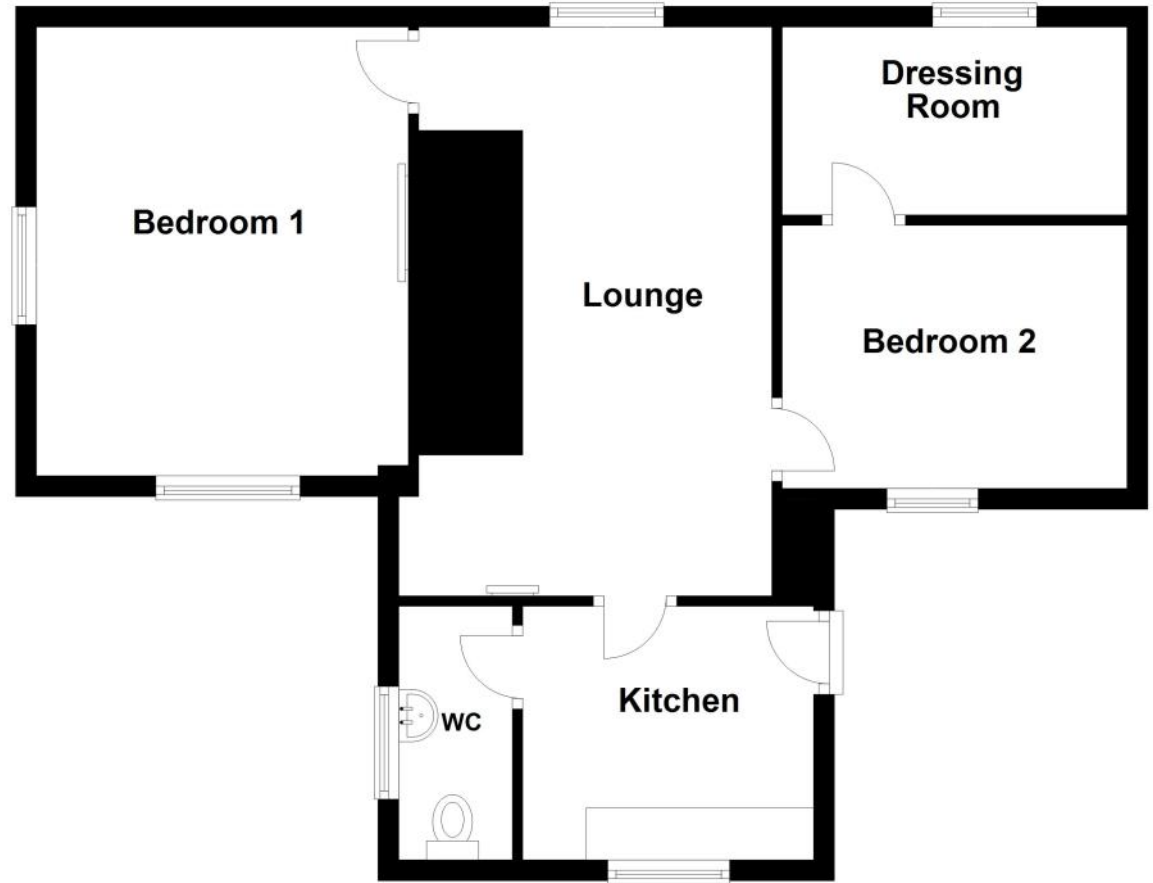
The local primary school and secondary school are approximately half an hour drive from the property, there is a bus that covers this route. Within a short driving distance there is a local shop and Post Office and there is also the Berneray shop and Bistro.

### *Directions*

Coming off the ferry at Berneray take your right hand turning. Drive for approximately half a mile until you reach the first left hand turning. The turning for the property is adjacent to this.

*Plan description*

<b>Kitchen</b>	2.90m (9'6") x 2.43m (8')
<b>Lounge</b>	5.45m (17'11") x 3.39m (11'1")
<b>Bedroom 1</b>	4.30m (14'1") x 3.57m (11'9")
<b>Bedroom 2</b>	3.31m (10'10") x 2.51m (8'3")
<b>Dressing Room</b>	3.31m (10'10") x 1.82m (6')
<b>WC</b>	2.43m (8') x 1.09m (3'7")



**Floorplan**

General: Whilst we endeavour to make these particulars as accurate as possible they are set out as a guide only and are not guaranteed. All measurements are approximate and are intended for general guidance only. Room sizes are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the services or any of the equipment or appliances in the property we strongly advise prospective buyers 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. THE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS.

NO PERSON IN THIS FIRMS EMPLOYMENT HAS THE AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY IN RESPECT OF THE PROPERTY.

Ken MacDonald & Co is a trading name of Ken MacDonald & Co Limited, a company registered in Scotland. Company Registration Number: SC434629 VAT No: 671154544 Registered Office address and list of Directors as above.