

**Tigh a Chnuic, Upper Town Carinish, Isle of North Uist, HS6 5EH**

**Offers over £125,000**



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## Kitchen

### *Description*

Ken Macdonald & Co are delighted to present to the market this four-bedroom property situated in the quaint village of Carinish. Steeped in history, the property has stood for over a century and has been passed down through several generations. In an elevated position, the property enjoys 360 views over the rugged landscapes of North Uist and Bagh a' Ghriasaiche. Whilst the home requires a full renovation, it presents a fantastic project for a prospective buyer to make the property their own. The sellers had originally intended to renovate the property and had obtained architectural drawings along with a building warrant. Documents are available upon request.

Upon entry, a spacious kitchen area provides ample space with the potential to incorporate a comfortable dining area. At the far end of the property, the generously sized lounge area leads into a beautiful conservatory spot that oversees the picturesque village. Just off the lounge, there is an acute study that is ideal for those seeking a home office. The ground floor further comprises of two bedrooms and a conveniently located bathroom, offering the ease of ground floor living. The property also features a box room which hosts a beautiful spiral staircase that leads the prospective buyer upstairs to find two additional bedrooms. These rooms offer versatile spaces that could be adaptable to meet various needs.

***EPC BAND G***



Lounge



Conservatory





**Bedroom 1 & View**



**Bedroom 2**





**Bedroom 3**



**Bedroom 4**





**Bathroom**



**Study**

### ***Description***

Externally, the property sits on expansive garden grounds that are in need of some care and attention to restore them to their former glory. There is also an outbuilding adjacent to the property that is equipped with electrics and workbenches, and it offers ample space for storage of outdoor equipment. At the bottom of the garden there is a small shed, ideal for storing gardening tools.

The property is situated a short drive away from Lochmaddy, where you can find local amenities such as the doctors surgery, café, hotels and local shop and filling station. The ferry terminal with sailings to the Isle of Skye is also nearby. The main commercial area of Benbecula is just a 20 minute drive where you can find further amenities and travel links. If you enjoy a countryside walk the Uist Machair is located down in Kilpheder where the rugged countryside views are unmissable. Askernish Golf Course is also nearby and is listed as one of the world's top links, the perfect weekend activity.

### ***Directions***

From the Lochmaddy Ferry terminal carry on out of the village until you reach the junction signposted for Sollas. Carry on along the A867 until you reach the junction signposted for the A865 to Lochboisdale and turn left. Travel along this road for approximately 2.5 miles until you reach the second right hand turning. Taigh a Chunic is the 3rd house on the right hand side.



**Box Room**



**Stairs**



**External**



**Outbuilding**



**Garden**



**View**





Garden



Driveway



Patio



Sign



Shed

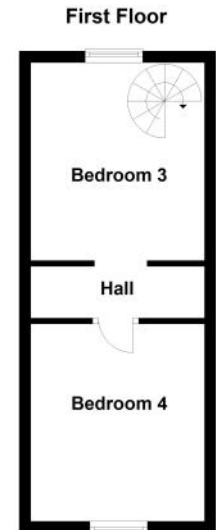
*Plan description*

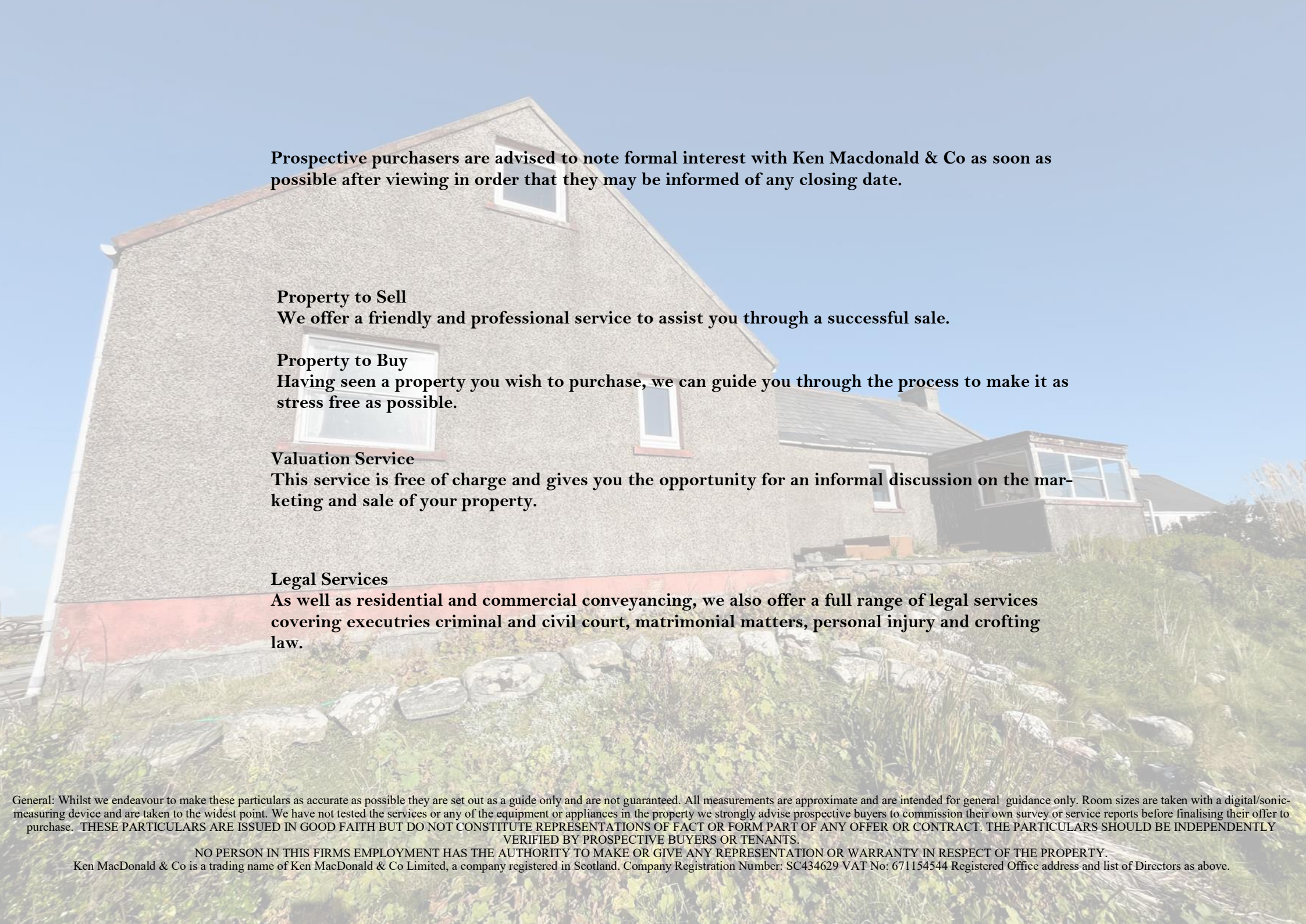
## Ground Floor

<b>Porch</b>	1.53m (5') x 0.71m (2'4")
<b>Kitchen</b>	6.09m (20') max x 3.33m (10'11")
<b>Box Room</b>	3.30m (10'10") x 3.01m (9'11")
<b>Lounge</b>	4.14m (13'7") x 3.15m (10'4")
<b>Conservatory</b>	3.12m (10'3") x 2.19m (7'2")
<b>Bedroom 1</b>	3.37m (11'1") x 2.86m (9'5")
<b>Bedroom 2</b>	3.52m (11'7") x 2.99m (9'10")
<b>Bathroom</b>	3.30m (10'10") x 2.98m (9'9")
<b>Hall</b>	11.55m (37'11") x 1.06m (3'6")
<b>Study</b>	3.20m (10'6") x 2.11m (6'11")

## First Floor

<b>Hall</b>	3.02m (9'11") x 0.90m (2'11")
<b>Bedroom 3</b>	3.44m (11'3") x 3.02m (9'11")
<b>Bedroom 4</b>	3.43m (11'3") x 3.02m (9'11")





**Prospective purchasers are advised to note formal interest with Ken Macdonald & Co as soon as possible after viewing in order that they may be informed of any closing date.**

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