

# Cnoc An Dudain, 7 Rushgarry, Berneray, HS6 5BQ

Offers over £235,000



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# Black House One











Bedroom







## Bathroom

### *Description*

Ken MacDonald & Co are delighted to bring to the market this rare and unique opportunity to acquire two former traditional blackhouses, situated in an established residential area within the picturesque village of Rushgarry. Originally constructed circa 1850, these charming properties beautifully blend historical character with modern comfort. The homes are fitted with a combination of timber-framed single and double glazing, and each benefits from electric storage heating. Both houses feature multi-fuel stoves, offering a cosy and inviting warmth throughout the year.

Enjoying breathtaking panoramic views over Loch a' Bhàigh, the properties offer an idyllic setting that captures the tranquillity and natural beauty of the surrounding landscape. This stunning outlook, combined with the heritage and character of the buildings, makes the properties an ideal investment opportunity—whether as private residences, holiday lets, or a restoration project for those looking to create something truly special. Externally, the properties are set within generous garden grounds, providing ample space for outdoor enjoyment. There is also a useful shed, perfect for storing gardening tools or outdoor equipment.

This is a wonderful chance to purchase a piece of local history in one of the most scenic areas of the Western Isles—properties like this rarely come to market.

***The cottages are Grade B Listed Buildings***





# Black House Two







Kitchen/Living Area







Bedroom & Bathroom











View & Garden Grounds

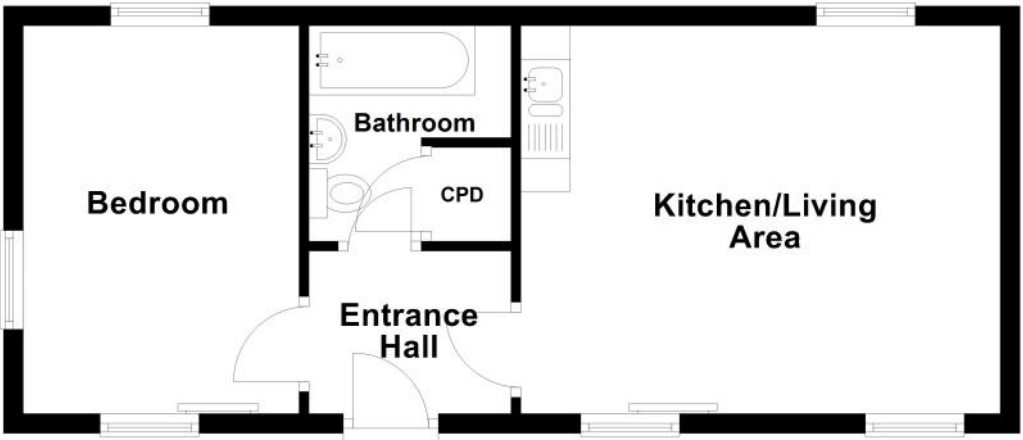




# Floorplans



Blackhouse One



Blackhouse Two

**Blackhouse 1**

Kitchen/Living Area	4.34m (14'3") x 2.00m (6'7")
Bathroom	1.95m (6'5") x 1.92m (6'3")
Entrance Hall	3.04m (10') max x 2.16m (7'1")
Bedroom	4.34m (14'3") x 3.13m (10'3")

**Blackhouse 2**

Kitchen/Living Area	4.85m (15'11") x 3.93m (12'11")
Entrance Hall	2.04m (6'8") x 1.65m (5'5")
Bathroom	2.18m (7'2") x 2.04m (6'8")
Bedroom	3.93m (12'11") x 2.79m (9'2")

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.

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