

8a Howmore, Isle of South Uist, HS8 5SH

Offers over £200,000



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

Web: www.kenmacdonaldproperties.co.uk



Living Area

Description

Ken MacDonald & Co are delighted to present to the market this fantastic opportunity to purchase a detached home in the tranquil village of Howmore. Built in 2008 and recently refurbished, the property boasts a bright, contemporary interior with excellent insulation, contributing to an impressive energy rating. This much-loved home has been a treasured family residence, offering the freedom, safety, and beautiful open space that make it an ideal place to raise children. The layout includes an open-plan kitchen/living area, a modern bathroom, and three bedrooms—perfect for a growing family or for a couple seeking a peaceful retreat with room to grow. Generous windows throughout allow natural light to flood the interior, providing lovely views from every aspect of the home. The property is also well positioned within a school catchment area, with excellent access to nearby nursery, Cothrom. The township itself is home to several young families, creating a supportive and welcoming community environment. Externally, the property benefits from extensive garden grounds and a traditional stone outbuilding, perfect for storing garden tools or outdoor equipment—adding further practicality to this charming family home.

EPC BAND C



Open Plan Living Area





Bedroom 1

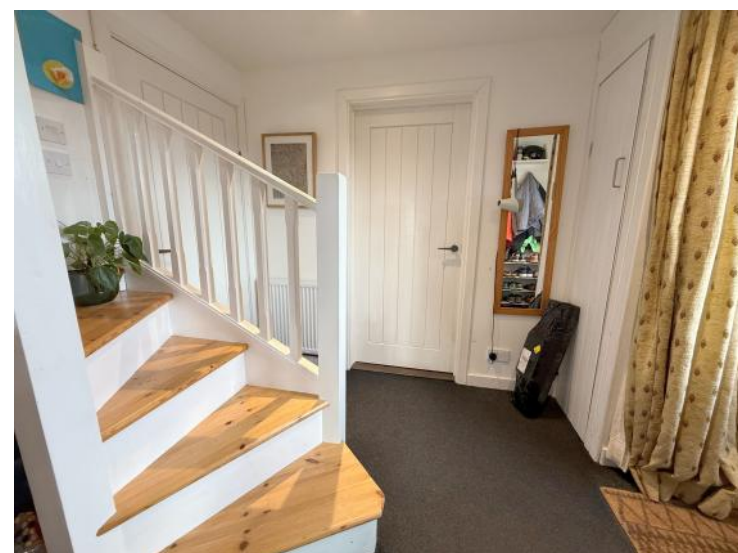


Bedroom 2





Bedroom 3



Entrance Hallway



Bathroom





Outbuilding & Garden Grounds





The village of Howmore lies roughly 15 miles from Lochboisdale, which provides banking facilities and ferry connections to the mainland. Daliburgh, located about 13 miles away, offers a doctor's surgery, a supermarket, and a primary school. Balivanich—the main commercial centre of the islands—is approximately 10 miles from Howmore and provides flights to and from Glasgow and Stornoway, as well as a bank, post office, restaurants, various shops, and Liniclate Secondary School.

Close by is the beautiful Tobha Mòr, a pristine white sandy beach just half a kilometre away from the property. The vibrant machair throughout the village rich with wildflowers and birdlife, great for walking and the hills too. There are also several small lochs ideal for kayaking or fishing lie only a short distance from the area.



**Views of Distant Hills
&
Machair Flowers**

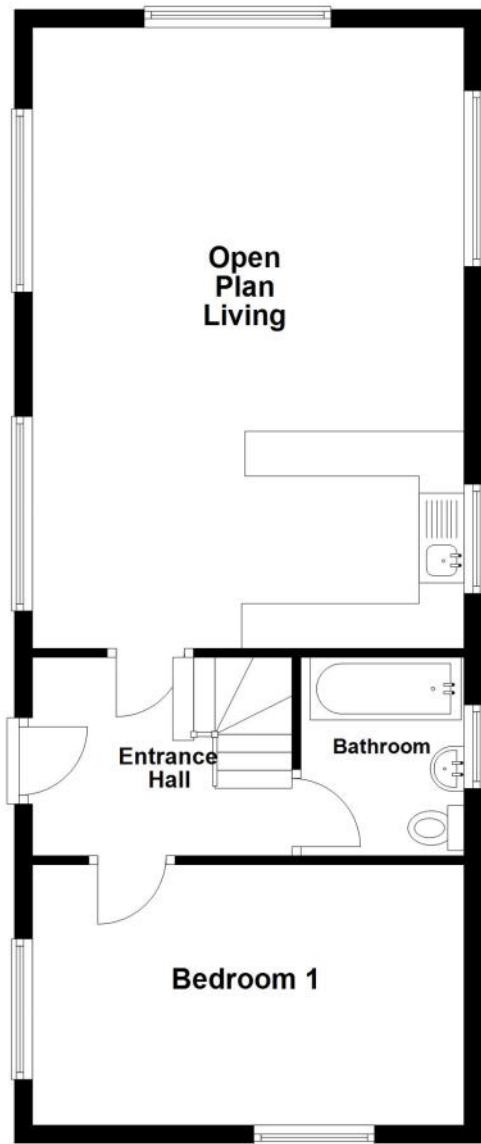




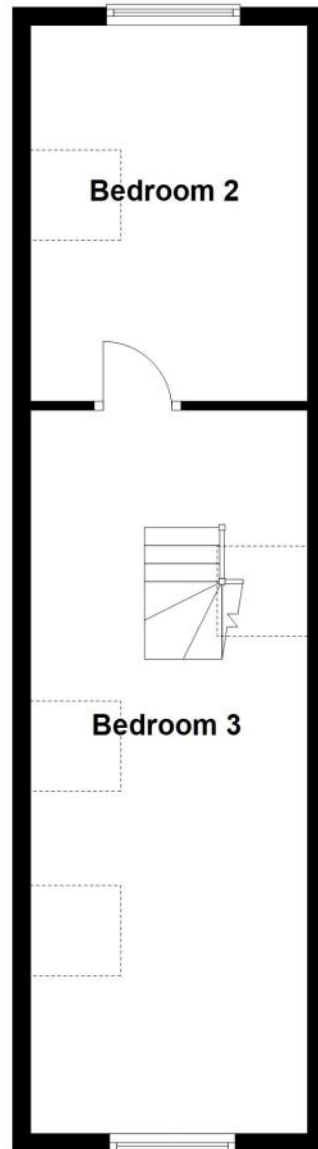
Directions

Travelling out of the village of Lochboisdale towards Daliburgh travel north for approximately 13 miles passing the Borrodale Hotel and the South Uist Museum. Continue along this road until you reach the sign for 'Tobh Mor'. Take the left hand turn and continue along this road for half a mile, 8a Howmore is on your right hand side.





Ground Floor



First Floor

Plan Description

Ground Floor

Open Plan Living 6.92m (22'9") x 4.82m (15'10") plus 1.92m (6'4") x 1.92m (6'4")
Fitted carpet. Vinyl flooring. UPVC double glazed window. Fitted wall and floor units.
Space for white goods.

Entrance Hall 2.89m (9'6") x 2.21m (7'3") plus 1.92m (6'4") x 1.92m (6'4")

Bathroom 2.21m (7'3") x 1.79m (5'10") plus 1.92m (6'4") x 1.92m (6'4")
Vinyl flooring. WC. WHB. Bath unit with an electric shower. UPVC double glazed window. Radiator.

Bedroom 1 4.81m (15'9") x 2.90m (9'6") plus 1.92m (6'4") x 1.92m (6'4")
Fitted carpet. Radiator. UPVC double glazed window.

First Floor

Bedroom 2 4.17m (13'8") x 3.07m (10'1")
Fitted carpet. Coombed ceilings. Velux window. UPVC double glazed window. Radiator.

Bedroom 3 8.02m (26'4") x 3.07m (10'1")

Fitted carpet. 3 Velux windows. UPVC double glazed window. Radiator.

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.