



3 Parks

Eriskay, Isle of South Uist, HS8 5JW
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 **Bell
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Introduction

Rarely available, delightful two-bedroom former croft house situated on the beautiful island of Eriskay, together with the crofting tenancy of croft 3 Parks extending to approximately 4.88 ha (12.06 acres).

3 Parks is a charming cottage which has been restored to create a comfortable and desirable property in an enviable location. The cottage has rural views from all rooms.

There are views of the Minch, the Sound of Barra and the Atlantic from the croft. It is beautifully presented and has been stylishly decorated throughout.

It has electric storage heating and open fires in the sitting room and dining room and is fully double glazed with all front-facing windows having internal wooden shutters. Water is heated by an immersion tank (found in the bathroom cupboard).



3 Parks is being sold together with Croft 3 Parks which runs from the road to front and rear of the property, with panoramic views of the Hebrides from the top of the croft and an abundance of wildlife.

3 Parks is accessed by a path which leads to an external door to the entrance vestibule which has a quarry tiled floor plus a built-in storage area, with space for washing machine and freezer. Double doors open to the hallway.

The sitting room sits to the left of the hall and has wood panelling features and parquet flooring. There is a central feature of an open fire on a slate hearth, with cast iron surround with inset tiles and wooden mantle. A window to the front overlooks surrounding croftland.

The dining room is to the right and again has wood panelling features and a parquet floor. It has a central feature of an open fire on a slate hearth with tiled surround and wooden mantle. It has dual aspect windows enjoying croft views.

An opening leads to the galley kitchen which has a quarry tiled floor. It has stylish wooden units with worksurface comprising a mixture of solid beech, "wood effect" around the sink, with solid wood shelving above and below. There is space for a dishwasher, electric oven and grill with four ring ceramic hob and fridge freezer.

Returning to the hall and a staircase rises to the upper floor landing which has two built-in storage cupboards. The stairs, landing and bedrooms all have wood panelling to the walls and carpeted floors.

There are two double bedrooms, both with windows to the front enjoying open views. Both have built in cupboards offering plenty of storage. Bedroom one has a decorative fireplace on a slate hearth with tiled surround and wooden mantle.



Finally, the modern bathroom has solid wood flooring, wood panelling to half height and a three piece suite in white comprising WC, wash hand basin and bath with shower over, plus an electric towel rail. The bath is fully tiled around. There is also a laundry cupboard.

External

The property sits in good sized garden grounds which are bounded by fencing. The gardens are laid to lawn with paths weaving through. They are planted with mature bushes, hardy perennials and fruit trees (apple and cherry). There are seating areas which are protected from any winds to make the most of the sunny days.

The Byre

The stone byre offers excellent storage and workshop facilities. There is lighting and power. The byre offers development potential and could be developed to offer overflow accommodation or as a self-catering bothy (subject to necessary consents).

Croft 3 Parks

Croft 3 Parks is a tenanted croft extending to approximately 4.88 ha (12.06 acres). The croft lies to the front and rear of the property and comprises rough grazing for sheep, cattle and Eriskay ponies.

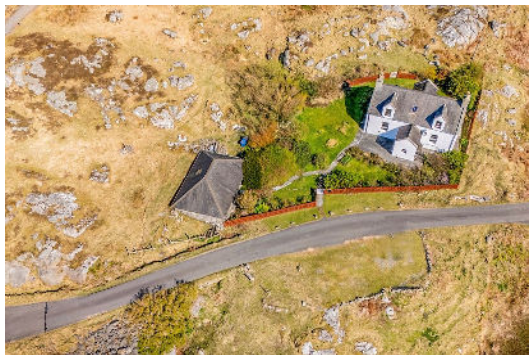
The croft is subject to crofting legislation but is eligible to receive agricultural and crofting support from SGRPID.

There are also grazing rights for 10 sheep and 2 cows on the Island of Eriskay Common Grazings.

The transfer of croft is subject to Crofting Commission approval. For further information please refer to the Crofting Commission website www.crofting.scotland.gov.uk







Location

3 Parks is situated on Eriskay which is a naturally beautiful hilly island in the Outer Hebrides which is around 3 miles long and 1.5 miles wide. It has untouched sandy beaches, crystal clear waters and breathtaking views. There is a ferry to the Isle of Barra from the Harbour. Eriskay has a shop and pub/restaurant and the house is within walking distance of both. Eriskay ponies are also present on the island.

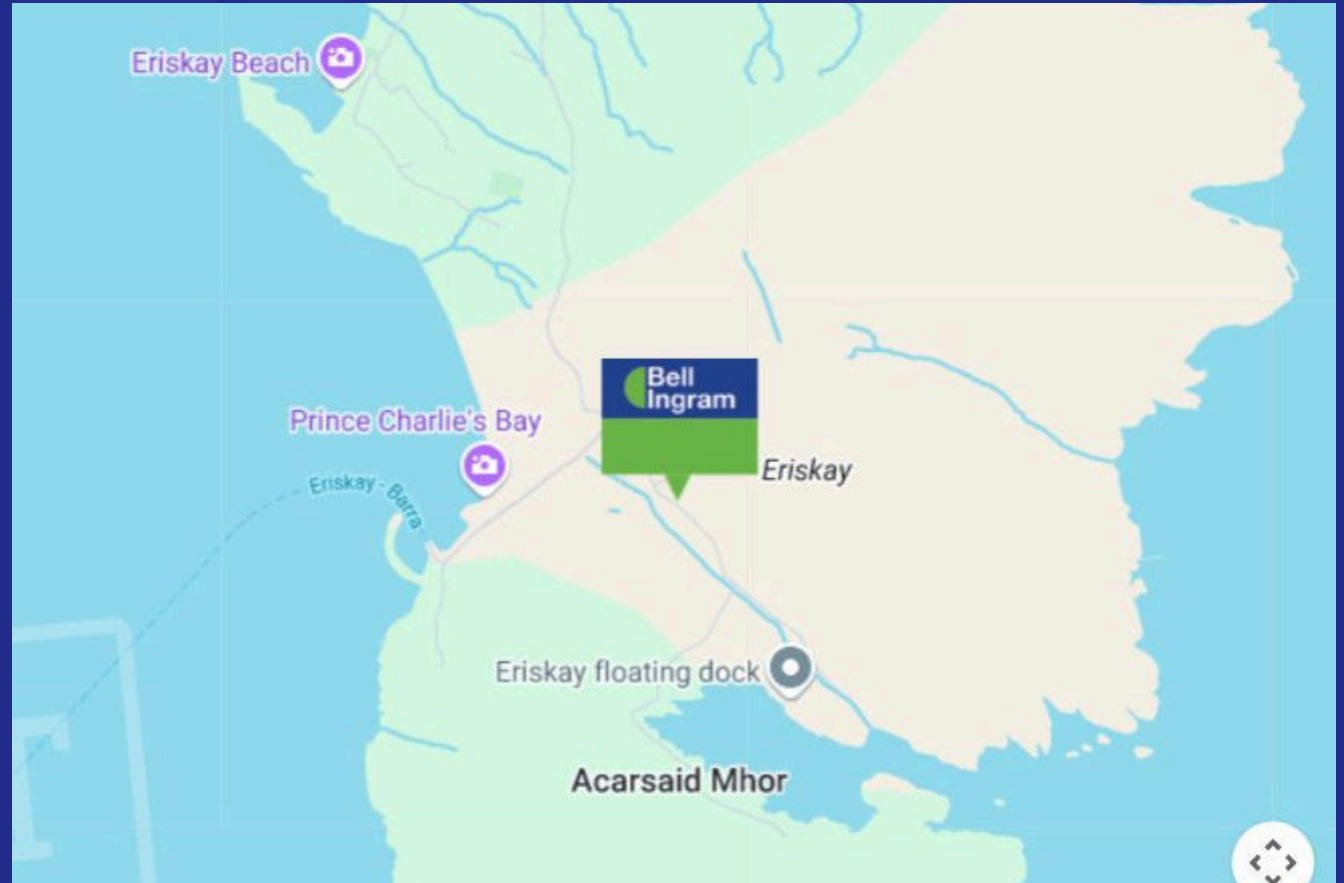
The island is connected to South Uist by a causeway.

South Uist has white powder beaches to the west and heather uplands dominated by Beinn Mhòr to the east. The 20 miles of machair that runs alongside the sand dunes provide a marvellous habitat for the rare Corncrake. Golden Eagles, Whitetail Eagles Red Grouse and Red Deer can be seen on the mountain's slopes to the east.

Lochboisdale, once a major herring port, is the main settlement and ferry terminus on the island.

The island is home to the oldest Link Golf Course in the Outer Hebrides at Askernish – www.askernishgolfclub.com

South Uist can be reached by ferry from Oban via Barra or from Uig on Skye to Lochmaddy or by the smaller ferry which weaves its way through the small islets of the Sound of Harris between Leverburgh on Harris to Berneray, connected by causeways via Benbecula to South Uist and on to Eriskay. Eriskay can also be reached via two airports; Benbecula and the beach airport on Barra.

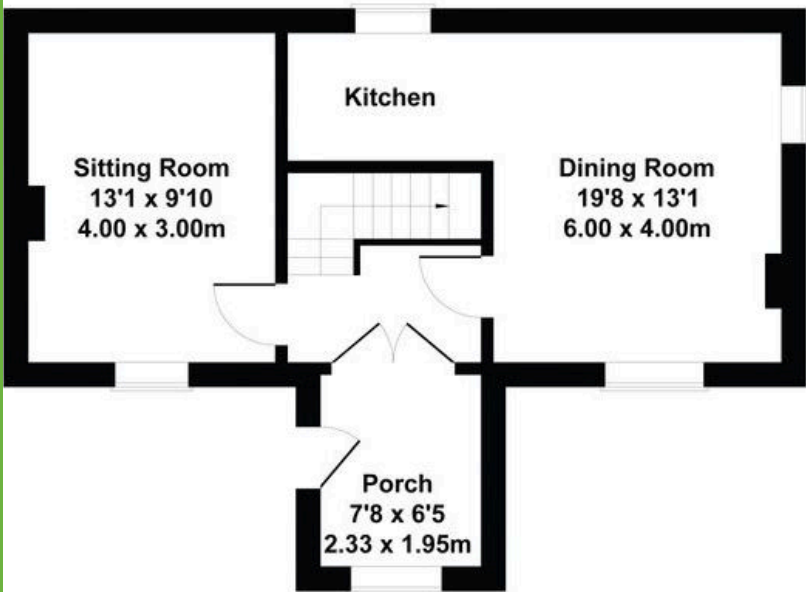


Plans

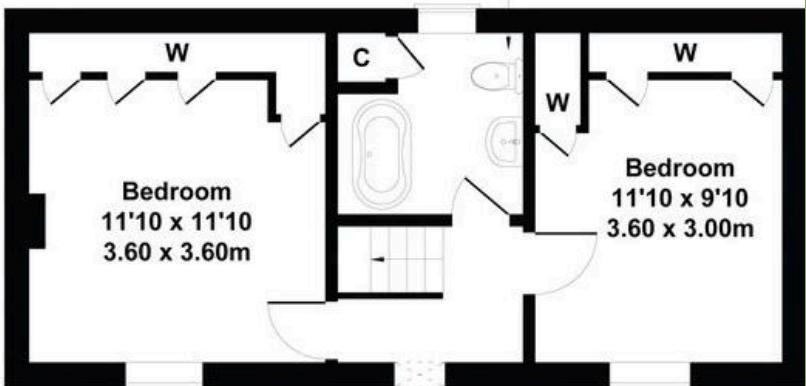
78 sq m

3 Parks, Eriskay, Isle Of South Uist, Eilean Siar, HS8 5JW

Approximate Gross Internal Area
839 sq ft - 78 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

Details

Local Authority

Comhairle Nan Eilean Siar

Council Tax

Band = A

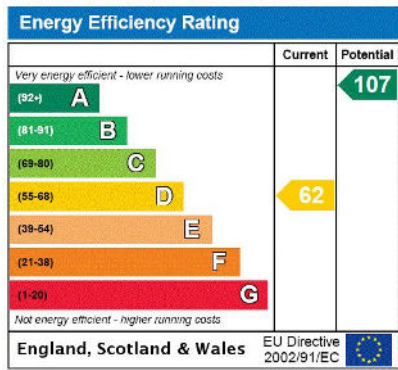
Tenure

Freehold

EPC

EPC Rating = D

3 Parks



Services & Additional Information

Mains water and electricity

Drainage to septic tank

Directions

Approaching from South Uist: turn right at the T-junction. Follow the signs for the Barra ferry. The road rises up and before you drop to the right to the ferry port, there is a road ahead signposted Acarsaid. Take this road and when you enter Parks number 3 is on the left-hand side, you can park opposite the property.

What3Words///contracts.roving.diplomat

Eriskay, Isle of South Uist, HS8 5JW

Offers Over £205,000



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