



# Tigh Na Mara

Knockline, Isle of North Uist, Eilean Siar, HS6 5DZ

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# Property Description

Sitting on the shore, this charming one-bedroom cottage offers a rare opportunity to embrace the unspoiled beauty of the Hebrides. Located in the crofting township of Knockline on the Isle of North Uist, the property has sea views. The property is decorated in neutral colours throughout and is fully double glazed.

An access track runs to the side of the property, and a gate opens to the garden.

A hardwood door opens to the sunroom which has Karndean flooring and triple aspect windows from where to enjoy the superb open views to the beach.

An opening leads to the hallway. To the right of the hallway is the kitchen which has Karndean flooring and a good range of oak finish floor and wall units. There is a Bosch Classixx washing machine and a freestanding fridge. There's a central feature of a multi-fuel stove on a marble hearth with tiled surround. There is a living area to the front of the property again enjoying lovely open views.

The bedroom has window to the front enjoying beach views and a built-in storage cupboard and triple wardrobes with sliding mirrored doors offering excellent storage space.

The bathroom has a WC, wash hand basin and bath with shower over plus disabled access and tiling around.

External

Tigh Na Mara sits in good sized garden grounds which are mainly laid to lawn and fully fenced and secure. There is a well-built shed with a tin profile roof and a UPVC door.



# Plans

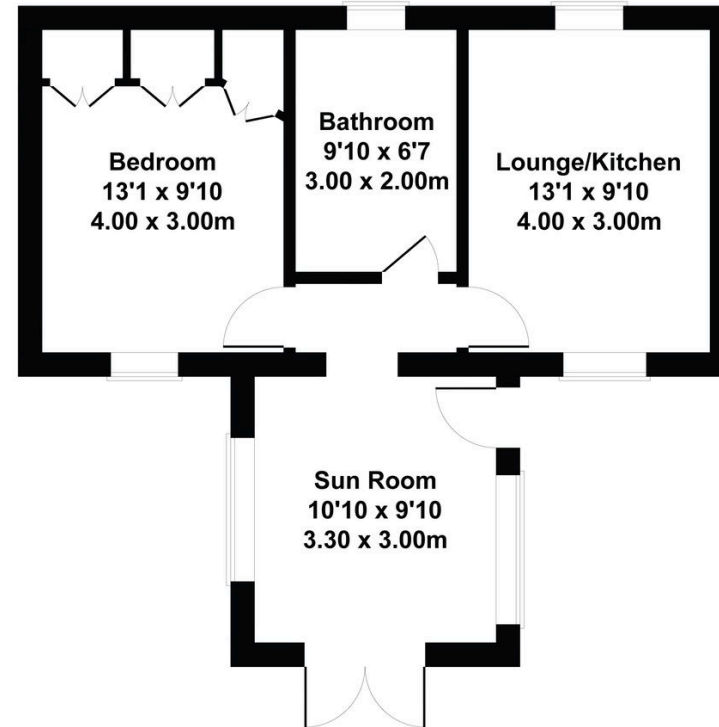
Approx. gross internal floor area  
**44 square meters**

## Location

Tigh Na Mara sits near to a white sandy beach on the west coast of the Isle of North Uist. Bayhead shop, post office, petrol station and Sgoil Uibhist a Tuath (North Uist's only Primary school and Nursery) are within walking distance. The property offers a great base to enjoy the exceptional beauty of the Uists which benefit from the warmth of the Gulf Stream.

Further services are available within a 17mile radius at Balivanich, Lionacleit and Lochmaddy. This includes Benbecula Airport with daily flights to Glasgow and Inverness and Calmac Ferry terminals with links to Skye, Oban and Tarbet. There are also medical, banking, retail, sports, cultural, secondary and higher education facilities nearby as well as local seafood and other delicacies at several food trucks, cafes and hotels around the island.

**Tigh Na Mara, Knockline, Isle of North Uist, Eilean Siar, HS6 5DZ**  
Approximate Gross Internal Area  
474 sq ft - 44 sq m



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 = G

Tigh Na Mara

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         | 94        |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G | 13                      |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |

## Services & Additional Information

Drainage to septic tank  
Mains water

## Directions

From Lochmaddy turn left when leaving the port. Continue along this road for 8 miles until you reach a T junction. Turn right and follow the road past the Smokehouse and Westford Inn. When you reach Bayhead Stores turn left and continue past the school until you reach the sign for Caolas Phaibeil, take this turn and then take the immediate left and follow the track to the end where you will reach Tigh Na Mara.

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Enquire



Joanne Stennett

Highland

01463 717799

highland@bellingham.co.uk



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