



# Ard Na Greine

Rubha Ban, Eriskay, Isle of South Uist, HS8 5JJ

[bellingham.co.uk](http://bellingham.co.uk)

 **Bell  
Ingram**



# Introduction

Rare opportunity to acquire a substantial five-bedroom, architect designed, property set in an elevated position on the idyllic island of Eriskay, enjoying far reaching sea views to the Isle of South Uist and Sound of Barra.

Ard Na Greine is a substantial, detached property which has been thoughtfully designed to offer excellent family living space.

The property is tastefully decorated throughout with oak flooring through the main living areas and has quality fixtures and fittings.

It is fully double glazed and has oil fired central heating.



Ard Na Greine is approached from the parking area to a UPVC door to the entrance vestibule which has vinyl floor covering. A half-glazed door opens to the hallway which has an under stairs storage cupboard.

To the left of the hallway is the open plan kitchen/living room. This is an octagonal room with windows to all sides enjoying garden, sea and rural views. The living area has a central feature of a wood burning stove on a tiled hearth with decorative tiling around and wooden mantle.

The kitchen has vinyl flooring. It has a very good range of floor and wall units in cream with wood effect worksurface. There is a built-in American style fridge freezer, under counter dishwasher, built-in electric oven and ceramic hob with extractor over.

A door leads to the utility room which has further units offering extra storage. There is a washing machine and dryer. A door leads to the garden.

Returning to the hall and to the left is a shower room which has a two-piece suite in white comprising WC and wash hand basin. There is a corner shower cubicle with electric shower.

Bedroom 4 is a double room and sits to the front, enjoying rural south-facing views.

Bedroom 5 sits to the rear of the property, has two windows and overlooks the garden.

There is a storage cupboard and under-stair storage in the downstairs hallway.





An open tread staircase rises to the upper floor landing.

To the left, French doors open to the upper lounge, which is open plan to a dining area. Again, this room is octagonal with windows enjoying far reaching views over Eriskay to the sea, the sound of Barra and South Uist. There is a feature electric fire with black glass hearth and marble surround.

Bedroom 1 sits to the end of the landing and is a very spacious double room with dual aspect windows to the front and rear enjoying far reaching views to the sea. It has a built-in double wardrobe.

There is an en-suite shower room which is tiled to half height and has a WC, wash hand basin and shower cubicle with mains power shower.

Bedroom 2 is a double room which sits to the front of the property and has rural views.

Bedroom 3 is a single room, currently used as an office, with a hatch to a large floored loft.

Finally, the family bathroom has tiling to half height, it has a three-piece suit in white comprising WC, wash hand basin and freestanding bath with handlebar style shower attachment.

#### External

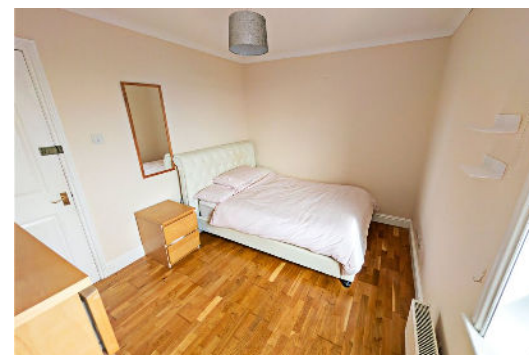
The property sits in good sized, wrap around gardens which are mainly laid to lawn with planted beds and borders. The gardens are fully fenced and secure. There is plenty of parking space and an integral garage.











# Location

Ard Na Greine sits in an elevated position in the small settlement of Rubha Ban on the Island of Eriskay which is a naturally beautiful island in the Outer Hebrides which is around 3 miles long and 1.5 miles wide. It has untouched sandy beaches, which can easily be reached on foot from the property, 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. The famous 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 harbour on the island. The island is home to the oldest Link Golf Course in the Outer Hebrides at Askernish – [www.askernishgolfclub.com](http://www.askernishgolfclub.com)

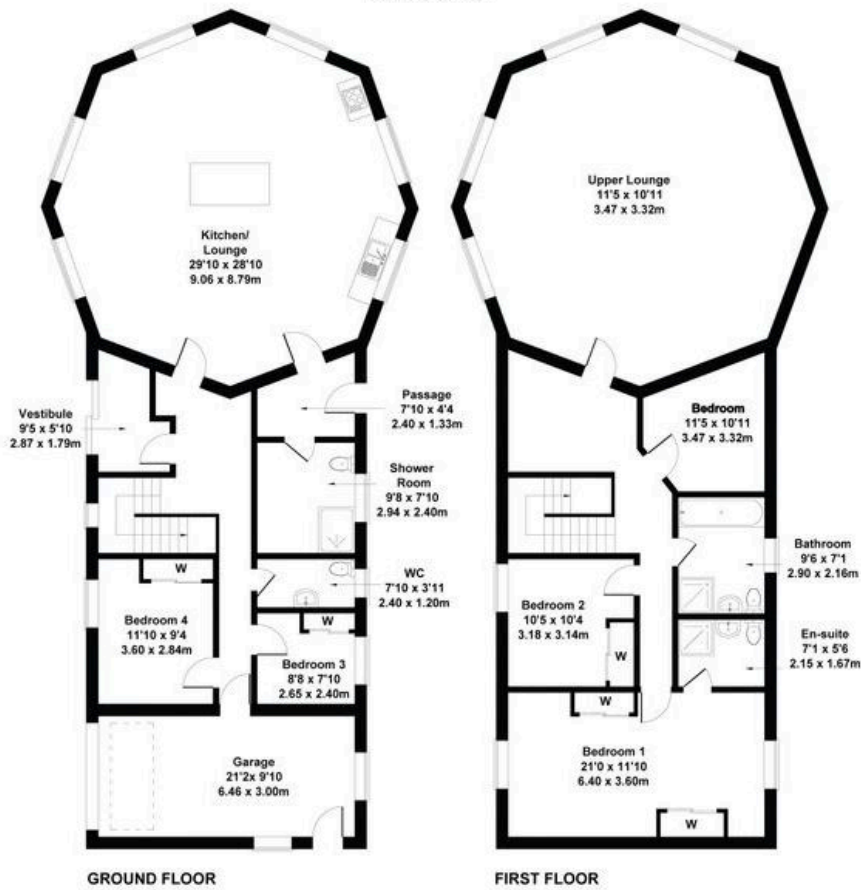
South Uist can be reached by ferry from Oban via Barra, from Uig on Skye to Lochmaddy, from Mallaig to Lochboisdale or by the smaller ferry which weaves its way through the small islets of the Sound of Harris between Leverburgh on Harris to Berneray, connected by causeways via Benbecula to South Uist and on to Eriskay. Eriskay can also be reached via two airports; Benbecula and the beach airport on Barra. Ard Na Greine is located a few minutes' drive from the ferry terminal, next to the famous Bonnie Prince Charles Bay.



# Plans

268 sq m

Ard Na Greine, Rubha Ban, Eriskay, Isle of South Uist, Eilean Siar, HS8 5JJ  
Approximate Gross Internal Area  
2885 sq ft - 268 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 = E

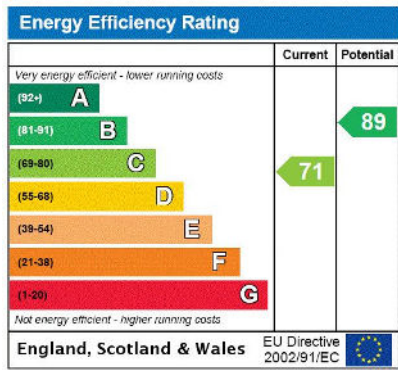
## Tenure

Freehold

## EPC

EPC Rating = C

Ard Na Greine



## Services & Additional Information

Mains water

Mains water and drainage

Directions

Approaching from South Uist after crossing the causeway: turn right at the T-junction.

Take the third right hand turn after the T junction and the private tarred driveway to Ard Na Greine is the first on the right.

What3Words///surnames.diplomats.timing

Rubha Ban, Eriskay, Isle of South Uist, HS8 5JJ

Offers Over £290,000



Joanne Stennett

Highland

01463 717799

Highland@bellingram.co.uk



View Digital Brochure



Property Search

Viewing strictly by appointment

Published: June 2025

Property Ref: INE250109

powered by  
**FluxPro**



Free Market Appraisal



Tax Calculator

Important Notice: Bell Ingram, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Bell Ingram have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.