

Muileann Dubh

Griminish, Isle of Benbecula, Eilean Siar, HS7 5QA

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Introduction

A very well presented four-bedroom bungalow set in a quiet, rural location in Griminish on the Isle of Benbecula.

Muileann Dubh is a very well presented four-bedroom bungalow which is freshly decorated throughout in neutral colours.

The property has Oake and Gray flooring throughout; it is fully double glazed and has oil fired central heating.



The property is entered via a UPVC glazed entrance porch. From the porch, a door opens into the hallway.

To the right of the hall is the sitting room, which features a large front-facing window overlooking the surrounding croftland towards the loch. The room's focal point is a wood-burning stove set on a tiled hearth with a tiled back and wooden surround. A press cupboard provides useful storage. A door from the sitting room leads to an inner hall, which houses a linen/airing cupboard.

Off the inner hall is the bathroom, fitted with a WC, wash hand basin set over vanity drawers, and a bath with tiled surround and electric shower over.

A door leads from the inner hall to bedroom four, which enjoys views to the front across the croftland to the loch beyond.

Returning to the sitting room, a further door opens into the spacious dining kitchen, fitted with an excellent range of modern units in green with a cream and wood-effect worksurface. There is an integrated Bosch fridge / freezer, Bosch washing machine, dishwasher, eye-level oven and grill, four-ring induction hob and an attractive Everhot stove.

There is ample space for a large dining table, a built-in cupboard, and a UPVC door leading to the garden. Dual aspect windows overlook the gardens and enjoy views to Eaval and Rueaval



Returning to the main hall, bedroom one lies to the left and is a generous double room with a built-in wardrobe and a window overlooking the surrounding croftland. A further storage cupboard is located in the hallway.

Bedroom two is located at the end of the hall and has a side-facing window with views over the croftland. A storage area is also provided.

The shower room comprises a WC, wash hand basin with vanity drawers, and a fully tiled shower cubicle with an electric shower.

Finally, bedroom three overlooks the rear garden and benefits from a built-in wardrobe.

External

The property sits in good sized garden grounds which are laid to grass. There is a concrete driveway and plenty of parking space. The gardens are bounded by stock fencing.







Location

Muileann Dubh is set in a peaceful location on the Island of Benbecula enjoying rural views.

Benbecula sits between North and South Uist and has white shell-sand beaches to the west and heather uplands to the east. The machair that runs alongside the sand dunes provide a marvellous habitat for the rare Corncrake. Golden Eagles, Red Grouse and Red Deer can be seen on the mountain slopes to the east.

Lochmaddy is the main settlement of North Uist, served by ferry to Uist on the Isle of Skye.

Benbecula can be reached by ferry from Uig on Skye to Lochmaddy or from Oban and Mallaig to Lochboisdale in South Uist and 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 (non-tidal all-weather) causeways to Benbecula and also by Air from Glasgow.

Balivanich is convenient for all local amenities including supermarkets, shops, garage, post office, primary school and restaurant. The secondary school is approximately ten minutes' drive from the property.

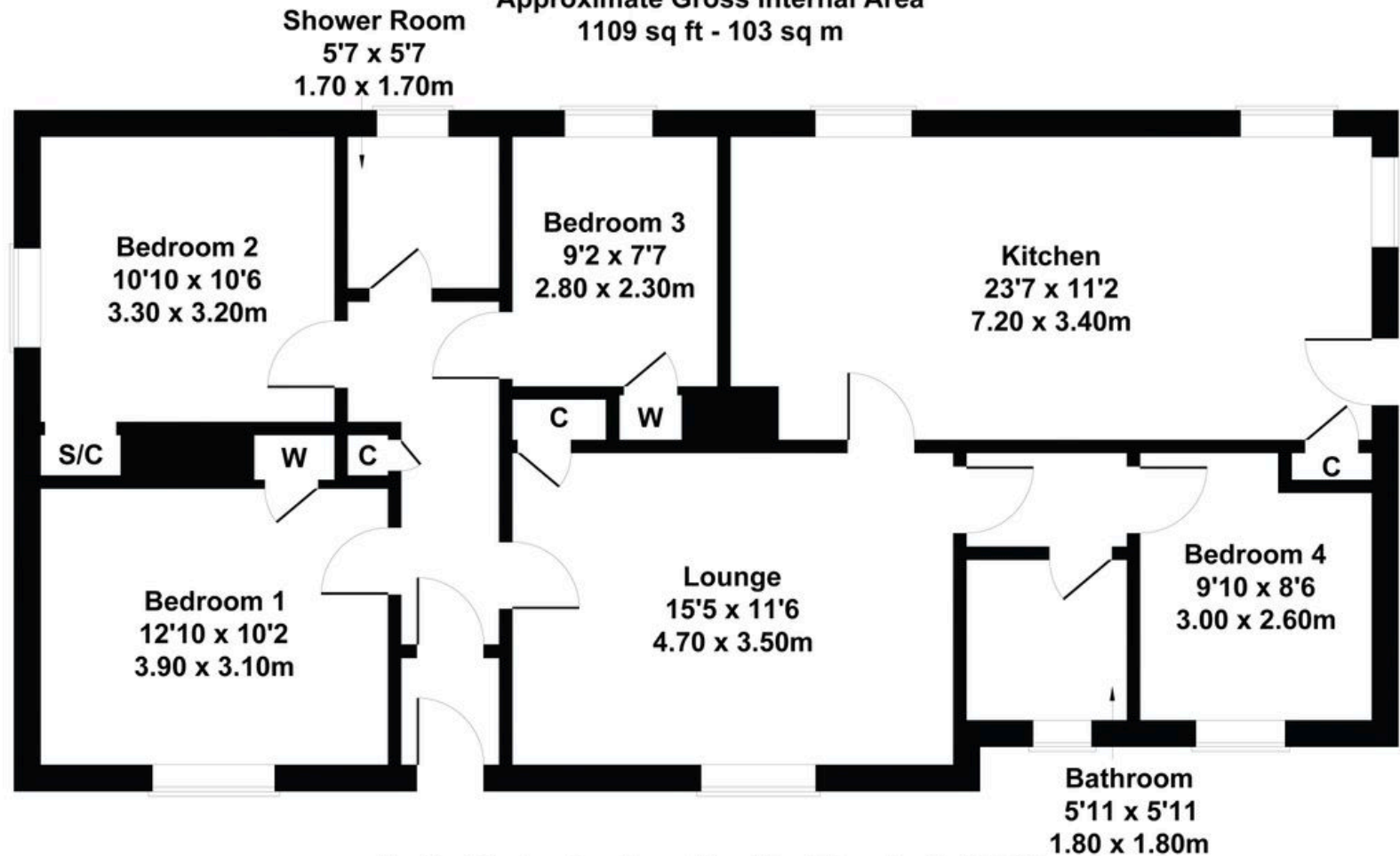


Plans

103 sq m

Muileann Dubh, 17 Griminish, Isle of Benbecula, HS7 5QA

Approximate Gross Internal Area
1109 sq ft - 103 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 = B


Tenure

Freehold

EPC

EPC Rating = D

Muileann Dubh

| Energy Efficiency Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 79 |
| (55-68) D | 59 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC |  |

Services & Additional Information

Mains water and electricity

Drainage to septic tank

Oil fired heating

Directions

From Lochmaddy, drive south-west on the A865. Turn left at Clachan and continue for 10.5 miles until you pass the war memorial on your right. Take the next right turn and follow this road for one mile and the driveway to number 17 is on the right-hand side marked with two white gate posts.

What3Words///rivers.tempting.stowing

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Offers Over £200,000



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