



8 Knockquien

Isle of North Uist, Eilean Siar, HS6 5HW

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Introduction

Traditional three-bedroom detached cottage set in an idyllic position enjoying water views on the Isle of North Uist. The property has been fully renovated and upgraded with modern, quality fixtures and fittings and an economical heating system.

Stylish porcelain floor tiles to the lower floor with underfloor heating.

Three double bedrooms and two bathrooms.

Solid oak finishings throughout.

Situated on the Hebridean Way.



8 Knockquien is a traditional three-bedroom cottage which sits in a super location on the Isle of North Uist. It has been completely upgraded and modernised throughout which includes being fully insulated to new build standard, underfloor heating to the ground floor, Rointe thermostatic heaters to the bedrooms and upstairs bathroom, plus solid oak finishings and high-quality fittings throughout. It is fully double glazed. The property is thoughtfully designed and decorated in neutral colours throughout and is a very comfortable home.

8 Knockquien is accessed by a UPVC door which opens to the entrance hallway. The hallway has porcelain matt tiling running throughout the ground floor with underfloor heating, and includes built-in storage cupboards with shelving plus a further storage cupboard.

To the right is the kitchen, fitted with a range of modern grey floor and wall units with stone work surfaces. There is a Belfast sink and a range of integrated Lamona appliances including a double oven and a combination oven and grill, together with an inset induction hob and extractor above. There is a built-in Miele dishwasher and a large Miele larder fridge. Further storage is available in the pantry/cold store where there is also a chest freezer.

There is ample space for a dining table. Patio doors open from the kitchen to a patio area and the garden where there are superb far reaching views over the loch to Ben More.

To the left of the hall is the utility room, which includes a further Belfast sink, complementary storage units with wooden work surfaces and a Samsung washing machine. A door leads to the shower room, which is fitted with a WC, wash hand basin set on a modern vanity unit and a large walk-in shower with wet wall panelling and mains shower.



A door from the hall opens to the sitting room, a spacious room with a central feature multi-fuel stove. From the sitting room a wooden oak staircase with understair storage rises to the upper floor.

From the sitting room there is also access to a dining room which is used as bedroom three and has a wall bed, multi-fuel stove and a door opening to the garden.

The landing has laminate flooring throughout and includes a cupboard housing the hot water tank and providing airing cupboard storage.

Bedroom one is a double room with a window to the front overlooking surrounding croft land, it also includes built in shelving/wardrobe space. There is access to substantial attic storage which is fully insulated and has light and power which may offer potential for conversion.

Bedroom two is also a double room with a window overlooking croft land and includes a built-in cupboard.

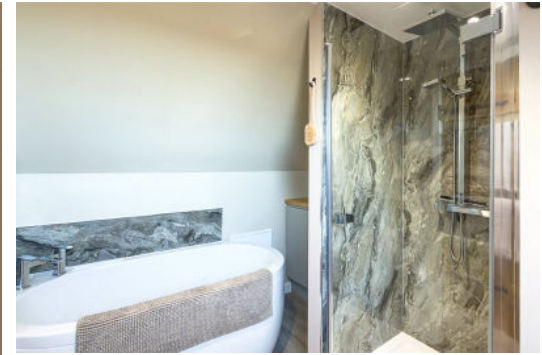
The family bathroom is fitted with a WC, wash hand basin set on a vanity unit, bath and a shower cubicle with wet wall panelling and mains shower.

External

The property sits in good sized garden grounds which are mainly laid to lawn. There are seating areas from where to enjoy the fabulous views to the lochs and mountains. There is parking available to the side.



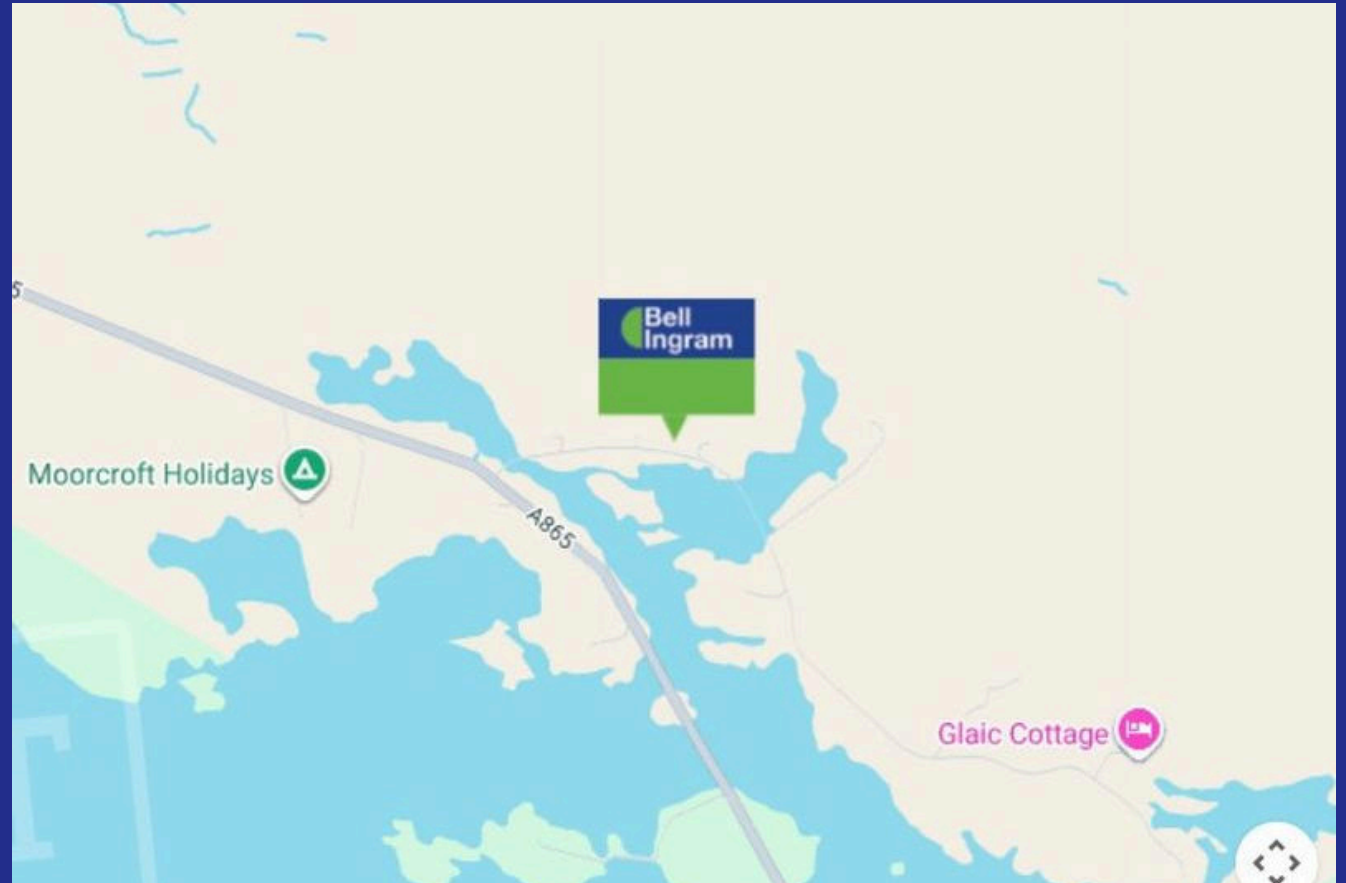




Location

8 Knockquien is in an elevated position on the Isle of North Uist enjoying far-reaching views across the rural landscape and water inlets. It is in the perfect location being only 7 miles from Benbecula airport and 12 miles from the ferry terminal at Lochmaddy.

North Uist is a beautiful island of crystal-clear waters with white powder beaches to the west and heather uplands to the east. The miles of machair that runs alongside the sand dunes provides a marvellous habitat for the rare Corncrake, and Golden and White-Tailed Eagles, Red Grouse and Red Deer.

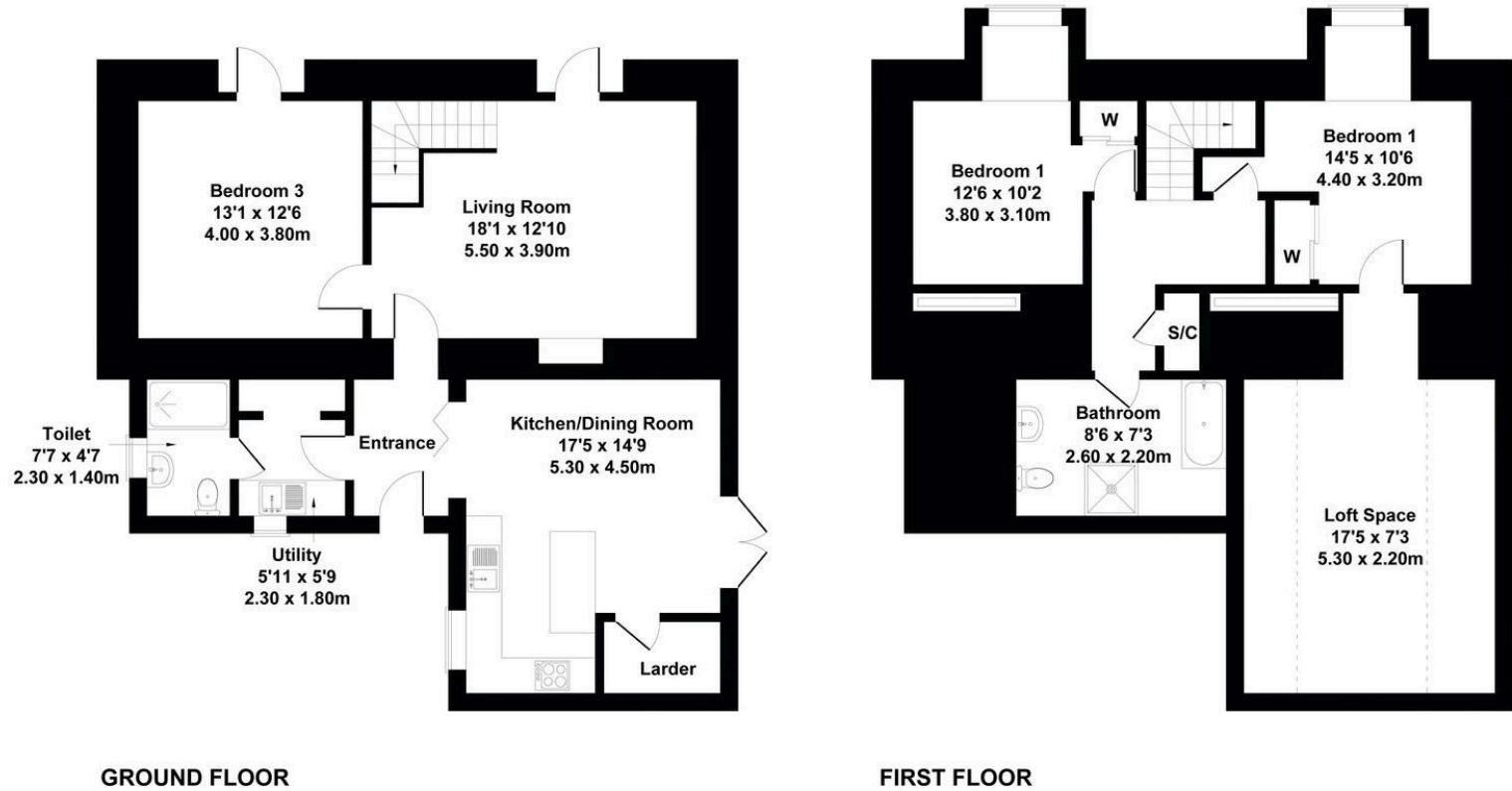


Plans

159 sq m

8 Knockquien, Isle of North Uist, Eilean Siar, HS6 5HW

Approximate Gross Internal Area
1679 sq ft - 156 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

Details

Local Authority

Comhairle Nan Eilean Siar

Council Tax

Band = A

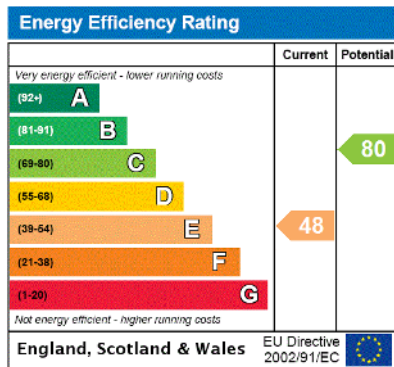
Tenure

Freehold

EPC

EPC Rating = E

8 Knockquien



Services & Additional Information

Oil and electric heating

Mains water

Drainage is to septic tank (Set out with the house boundary but with right of access)

Mobile broadband

Directions

From Lochmaddy take the A867 to Clachan. Turn left and follow the A865 for approximately 3 miles until you reach the junction for Knockquien. The property is the first house on the left-hand side, elevated from the road.

What3Words [///unroll.setting.formless](#)

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Offers Over £230,000



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Published: April 2026

Property Ref: INE260016

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