



# 35 Kilaulay

Isle of South Uist, Eilean Siar, HS8 5RE

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# Introduction

Very well presented three-bedroom detached cottage set in a waterside location in the peaceful Hamlet of Kilaulay on the Island of South Uist in generous garden grounds with direct access to the sandy beach and a garage with sauna and shower.

Three double bedrooms and two bathrooms.

Spacious kitchen/dining room.

Generous garden grounds with direct access to the sandy beach.

Garage with sauna and shower.



35 Kilaulay is a three-bedroom detached property which is situated in a striking coastal setting with direct gated access from the garden to the seashore and a sandy beach.

The property is very well presented throughout. It is fully double glazed with oil fired central heating and a wood-burning stove in the living room. The property stands centrally within large garden grounds and has a newly built detached garage.

35 Kilaulay is normally accessed from the side entrance where UPVC door opens to the utility room, which has a tiled floor that continues through to the kitchen. The utility room has central heating boiler(oil), fitted cupboards and shelving offering useful storage. A glazed door leads to the kitchen.

The kitchen is fitted with a good range of ash effect floor and wall units with black granite-effect work surfaces. Integrated appliances include a Beko dishwasher and washing machine, Bosch fridge freezer, and a Neff oven with a five-ring gas hob and extractor hood above. A breakfast bar provides seating for four. Windows to the rear overlook the garden and extend to views of the beach and sea beyond. A half-glazed door leads to the hall.

To the left of the hall is the sitting room, which has a large picture window to the front with views across the surrounding croft land and the loch. A woodburning stove set on a slate hearth with wooden surround forms a central feature of the room. A door opens to the front of the property.

Off the hall is a shower room fitted with WC, wash hand basin and shower cubicle with wet wall panelling and electric shower.



Bedroom one is positioned to the side of the property and is a spacious double room with a window overlooking surrounding croft land. Bedroom two sits to the front and is also a double room, with a large picture window overlooking the croft land and Loch Bi. Also two large built-in under-stair cupboards in the hall provide additional storage.

A carpeted staircase rises to the upper floor where the principal bedroom is located. This is a further double room with a dressing room and an en-suite bathroom fitted with WC, wash hand basin and bath with handheld shower attachment. A large Velux window provides views towards the sea.

#### External

The generous garden is laid to lawn and bounded by stock fencing. There is a gate to the rear which gives direct shore access. There is off street parking and a detached garage.

The property occupies a particularly attractive coastal location with direct access to the shore, allowing long walks along the sandy beach.

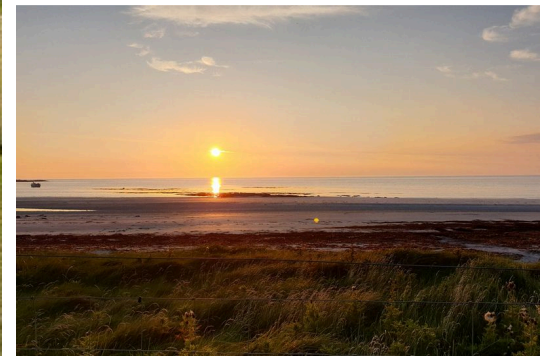
#### Detached Garage

The detached garage has light, power and water, along with an Garador up-and-over door. To the rear of the garage is a separate area incorporating a sauna and a modern shower room with WC, wash hand basin and shower cubicle with tiled surround.

The main garage area measures approximately 5.2m x 5.2m. The rear section measures 1.76m x 1.84m, with the shower room measuring 1.9m x 1.76m, and an additional sauna area measuring approximately 1.71m x 1.67m.







## Location

Kilaulay is a small crofting township on the west side of South Uist, forming part of the chain of islands known as the Outer Hebrides. The area is characterised by open croft land, coastal machair and wide Atlantic views, creating a quiet rural setting with direct access to the surrounding countryside and shoreline.

Everyday amenities are available in nearby Balivanich, Benbecula, where facilities include shops, schools and healthcare services and also the Airport which provides daily flights to the mainland. A general store Carnan Stores and two supermarkets Lovats and Creagorry Coop are approximately three miles away.

Two ferry options run daily from North (Lochmaddy to Isle of Skye) and South Uist (Lochboisdale to Mallaig/Oban) to the mainland.

South Uist is connected north and south by the A865, allowing road travel to neighbouring islands including Eriskay, Benbecula and North Uist. The surrounding area is well known for its natural landscapes, beaches and wildlife, offering a peaceful environment typical of the Outer Hebrides.

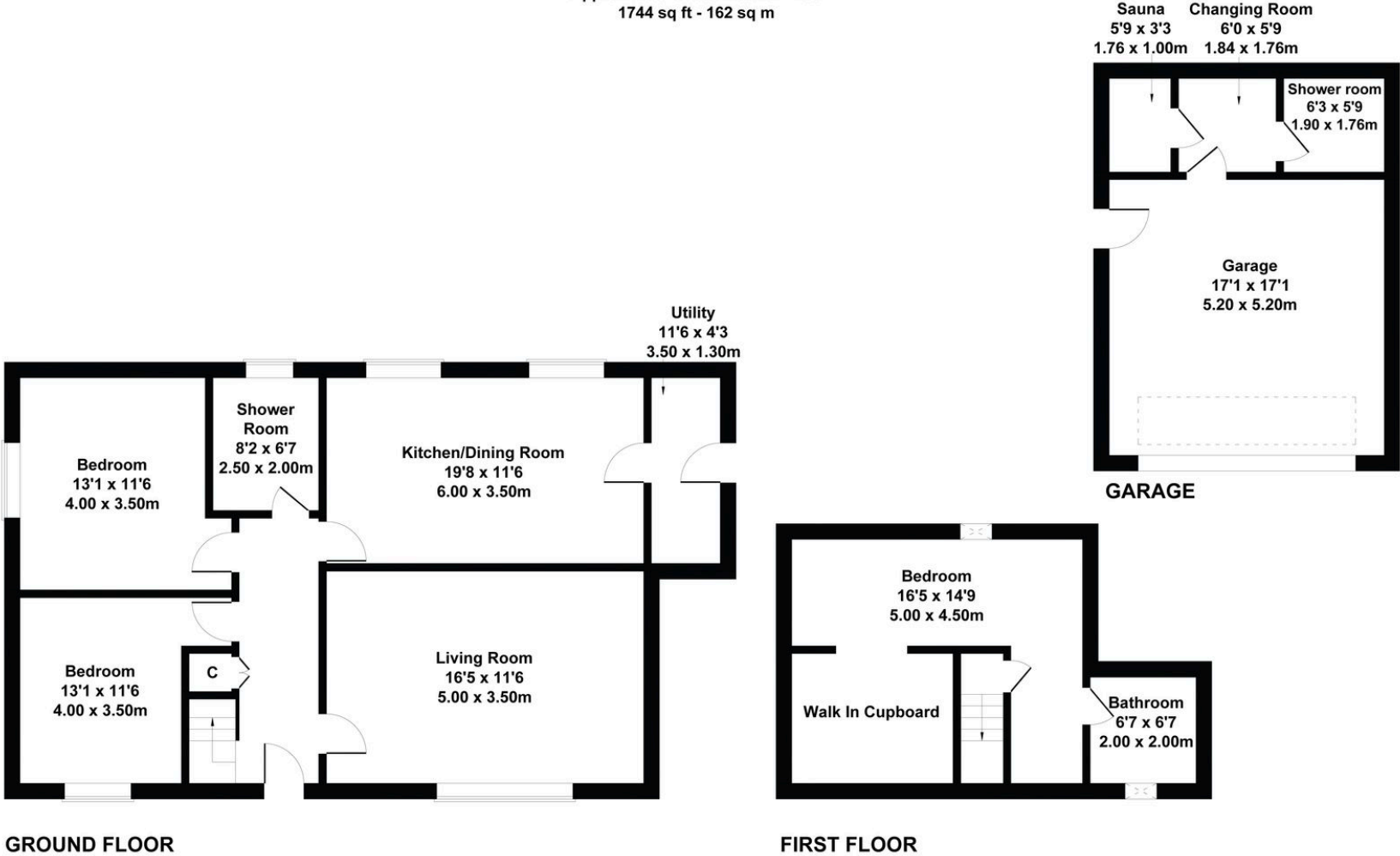


# Plans

162 sq m

## 35 Kilaulay, Isle Of South Uist, Eilean Siar, HS8 5RE

Approximate Gross Internal Area  
1744 sq ft - 162 sq m



Not to Scale. Produced by The Plan Portal 2026  
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# Details

## Local Authority

Comhairle Nan Eilean Siar

## Council Tax

Band = B

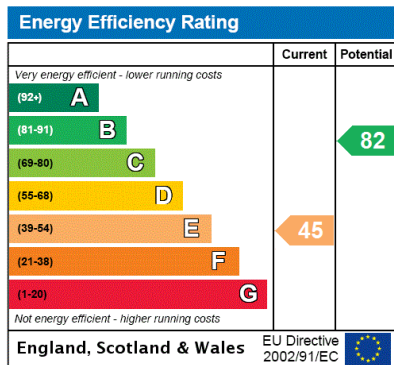
## Tenure

Freehold

## EPC

EPC Rating = E

35 Kilaulay



## Services & Additional Information

Mains water

Mains electric

Drainage to septic tank

### Directions

From the ferry terminal at Lochmaddy follow the main road south onto the A867, continuing through North Uist. Cross the causeway to Benbecula and continue south on the same road through the island. Proceed across the next causeway onto South Uist where the road becomes the A865. After crossing the causeway continue for 0.7 miles until you reach the sign for Kilaulay/Hebridean Jewellery turn right at the junction. Continue to a T junction and turn left (Hebridean Jewellery is signposted to the right) and continue another 1.5 miles to find entrance to 35 Kilaulay on the right-hand side over a cattle grid.

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# Isle of South Uist, Eilean Siar, HS8 5RE

Offers Over £190,000



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