



Vallastrome

6 Kallin, Grimsay, Isle of North Uist, HS6 5HY

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Introduction

Well-presented three-bedroom detached property set in an idyllic, position enjoying sea and mountain views, in a quiet location in Grimsay on the Isle of North Uist.

Bright sitting room with multifuel stove and open views across surrounding croft land

Well-equipped kitchen with quality fitted units and views towards the water

Two double bedrooms, additional single bedroom or small double and modern shower room

Generous garden grounds with ample tarred parking area, large workshop and rear decking area



Vallastrome is a well-presented detached bungalow enjoying a peaceful rural setting with lovely open views across surrounding croft land and towards the water. Offering comfortable accommodation, generous garden grounds and a large workshop, the property will appeal to a wide range of purchasers seeking a quiet island home. Valllestrome is well maintained and decorated throughout and has double glazing and oil-fired central heating.

A concrete path leads to the front door where quarry tiled steps rise to the entrance porch. A glazed door opens into the hallway. To the left is the sitting room, with a window to the front enjoying views across the garden and surrounding croft land. A multifuel stove set on a slate hearth with oak mantle forms an attractive focal point.

A door leads through to the kitchen, fitted with an excellent range of cream Ashley Ann floor and wall units with granite-effect worktops. Integrated appliances include an oven and grill, dishwasher and hob, while a window to the rear enjoys views over the back garden towards the water. A store cupboard provides additional storage.

The utility room has space for appliances, a sink unit and access to a WC fitted with wash hand basin and toilet in white.



Bedroom three is also accessed from the utility room and is a single room with a front-facing window overlooking the garden. A rear porch offers excellent space for coats and boots and gives access to the rear garden and decking area. Returning to the main hallway, there are two good sized storage cupboards and access to a loft area with loft ladder. Bedroom one is a spacious double room with front-facing views and a built-in double wardrobe with sliding doors. Bedroom two is another good-sized double room with built-in wardrobes and a rear-facing window enjoying lovely open views across the water.

Completing the accommodation is the shower room, fitted with a WC, wash hand basin set within a vanity unit and a large shower cubicle with Mira electric shower and wet wall panelling.

Outside, the generous garden grounds are mainly laid to lawn and bounded by fencing and hedging. There is ample parking for several vehicles to the front. There is a decked seating area to the rear from where the peaceful setting and open views can be fully appreciated.

There is a large workshop to the side with power which offers excellent storage and possible development potential (subject to necessary consents). Some furnishings can be included in the sale.







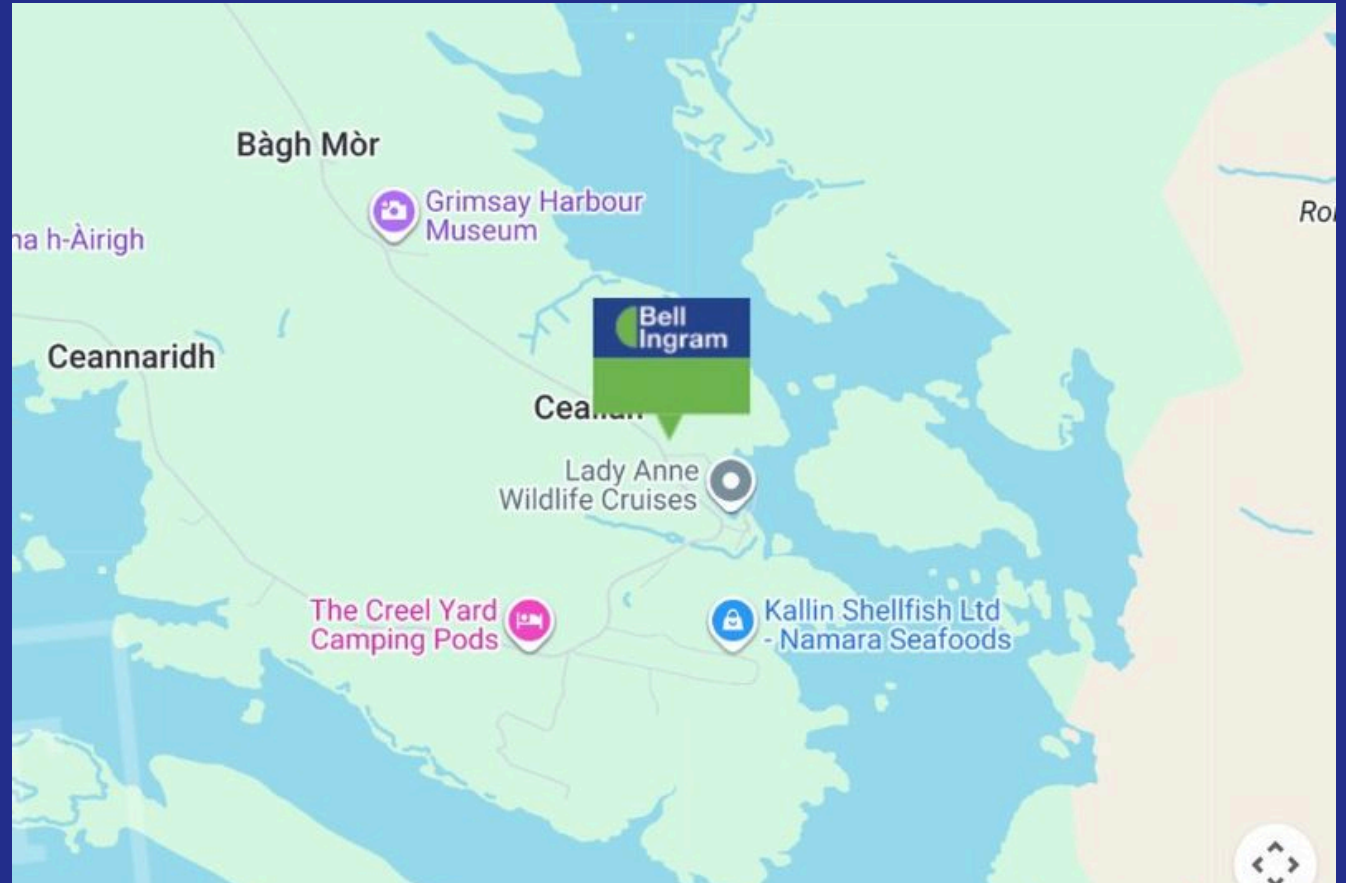
Location

Vallastrome is set in a peaceful setting in Grimsay, on the Isle of North Uist. It is in the perfect location being only 7 miles from Benbecula airport and 15 miles from the ferry terminal at Lochmaddy.

Grimsay is a small tidal island just four miles long and two miles wide, connected by a causeway, surrounded by clear, shallow waters and shifting white sands. Grimsay's circular main road makes it easy to explore the island. Situated in Kallin is the bustling Harbour, built in 1985 to support the island's growing fishing fleet. Today, it remains a hub for the seafaring community and serves as the departure point for boat trips to the Monach Islands, Ronay, and the nearby wildlife-rich coastline. In spring and early summer, Grimsay's tidal saltings come alive with wildflowers. Residents can explore the old paths that weave through the island, originally used by locals to reach churches, schools, and the harbour before the main road was built.

The harbour features one of two very popular cafes on Grimsay, along with a chandlery and a local seafood shop, making it a lively spot for both locals and visitors. The other equally popular café is located 1.5 miles away and is part of a community centre that includes a post office, a boat museum, a history archive and work from local artists. The community centre also hosts regular entertainment functions, further enriching the cultural fabric of Grimsay.

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.

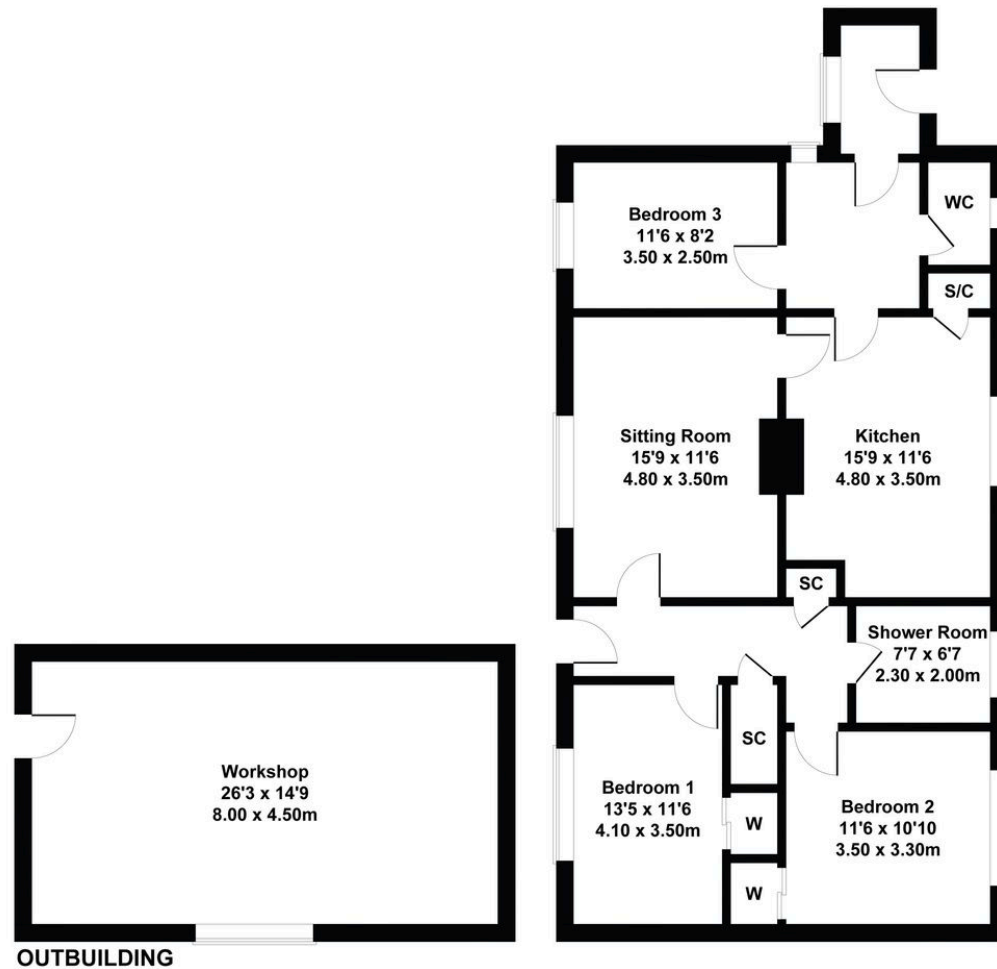


Plans

132 square meters

Vallestrom

Approximate Gross Internal Area
1421 sq ft - 132 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 = C


Tenure

Freehold

EPC

EPC Rating = E

Vallastrome

| Energy Efficiency Rating | | |
|---|-------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 81 |
| (55-68) D | | |
| (39-54) E | 50 | |
| (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

Directions

From Lochmaddy take the A867 to Clachan. Turn left and follow the A865 for approximately 5.1 miles until you reach a sign on the right for Bagh Mor, Kallin Harbour and the Hebridean Food Trail. Turn left here and follow the road until you reach the village of Baymore (Bagh Mor). Continue through Baymore and follow the road towards the Harbour and Vallastrome is on the right-hand side.

What3Words///swan.songbook.freed

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Offers Over £185,000



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