



**McEwan Fraser Legal**

Solicitors & Estate Agents

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## Coastal View Cottage

SOUTH BOISDALE, ISLE OF SOUTH UIST, HS8 5TE



Coastal View Cottage is a stunning detached cottage in South Boisdale on the Isle of South Uist. From the moment you arrive at the cottage you cannot help but stop and take in the extensive views across a small lochan to the open sea beyond. The seating area at the front of the property is a wonderful spot to enjoy the incredible sunsets which can rival the best in the world.

Once inside you can see that no expense has been spared by the current owners, they have renovated it to the highest standard throughout and were awarded 5-star status with Visit Scotland. It is currently a thriving and profitable holiday let.



The heart of any property and where the real magic happens is the kitchen and here you are in for a treat, with modern Cashmere units, fully integrated appliances including a dishwasher, microwave, washing machine, Miele tumble dryer and a double convection/fan self-cleaning oven with grill.



The open-plan dining area is ideal for entertaining, seating 8 people with stunning views to the rear.



After a day exploring the island, you can relax on a sumptuous sofa in front of a roaring fire in the wood burning stove for a cosy night in, watching a box set with the family in the very comfortable lounge. When its time to get some rest then you are spoilt for choice: the spacious king size master bedroom has an en-suite wet room and fabulous, powerful three mode walk-in shower; the second large king size bedroom also has an en-suite wet room with power shower. There is a third king size bedroom beside the family bathroom and finally a smaller guest bedroom.

The family bathroom is yet another wet room and has the most gorgeous large volcanic stone bath as well as a marble column sink and open walk-in 3 mode power shower.











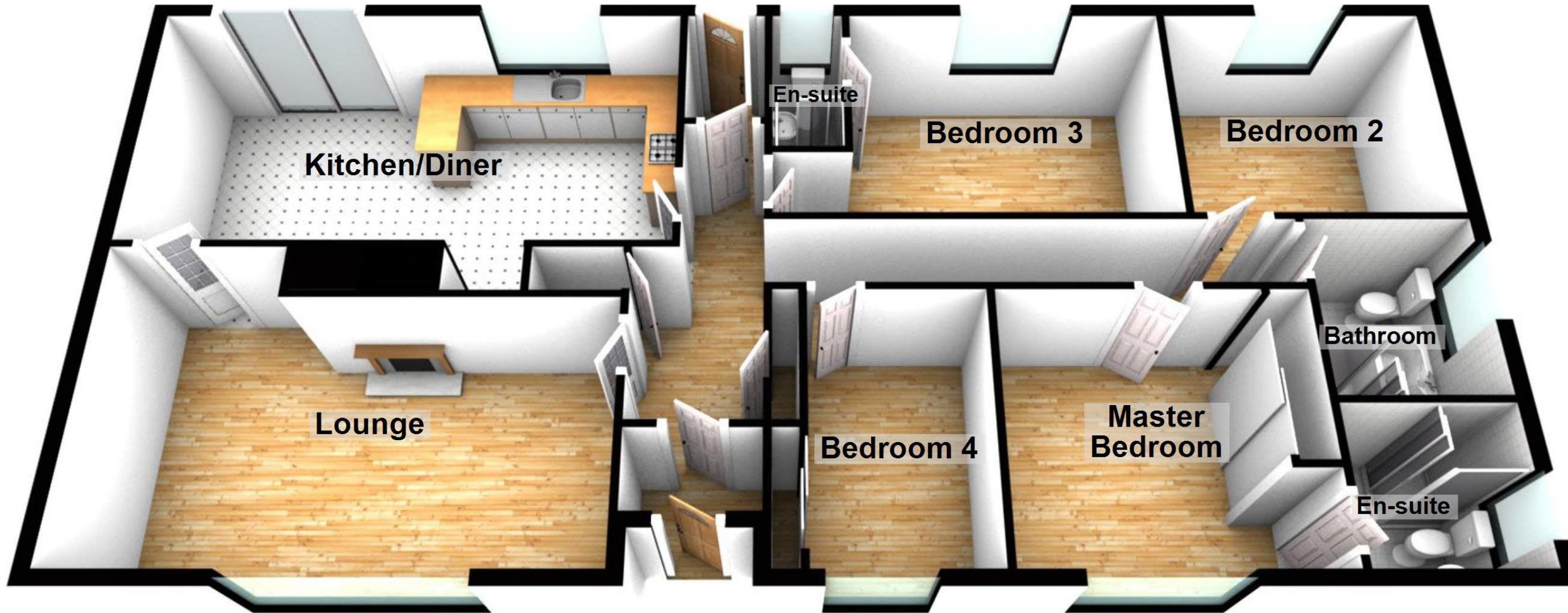


Externally there is still more the property has to offer with parking for 3 cars, two lockable sheds, the larger with drying rack, heater and tumble dryer and lots of storage space for anything you may need on your days out, such as bikes, walking boots and fishing gear. Lastly, there is a charcoal barbecue area where you can enjoy some food and a few drinks whilst relaxing with family and friends, taking in the magnificent views that are your backdrop.

You also benefit from a plot of land to the right of the cottage that in the future could fit a detached garage or parking area for multiple cars (subject to any relevant planning needed locally).

This is a fantastic home for anyone making permanent residence on the island but it is also a lucrative investment for anyone wishing to continue its use as a holiday let with the already high and increasing level of tourism in the area. To add to this there is even an Airport minibus stop just a stones throw away.





Approximate Dimensions  
(Taken from the widest point)

Kitchen/Diner	6.70m (22') x 3.50m (11'6")
Lounge	6.12m (20'1") x 4.10m (13'5")
Master Bedroom	3.90m (12'9") x 3.50m (11'6")
En-suite	2.00m (6'7") x 2.00m (6'7")
Bedroom 2	3.30m (10'10") x 3.10m (10'2")
Bedroom 3	5.00m (16'5") x 3.10m (10'2")
En-suite	2.10m (6'11") x 0.90m (2'11")
Bedroom 4	3.50m (11'6") x 2.30m (7'7")
Bathroom	2.40m (7'11") x 2.00m (6'7")

Gross internal floor area (m<sup>2</sup>): 127m<sup>2</sup>

EPC Rating: D



South Uist is a beautiful island of crystal clear waters with 20 miles of stunning white powder beaches to the west and heather uplands dominated by Beinn Mhor to the east. South Uist can be reached by ferry from Oban, Uig on Skye or Mallaig. Its also just an hour's flight from Glasgow.

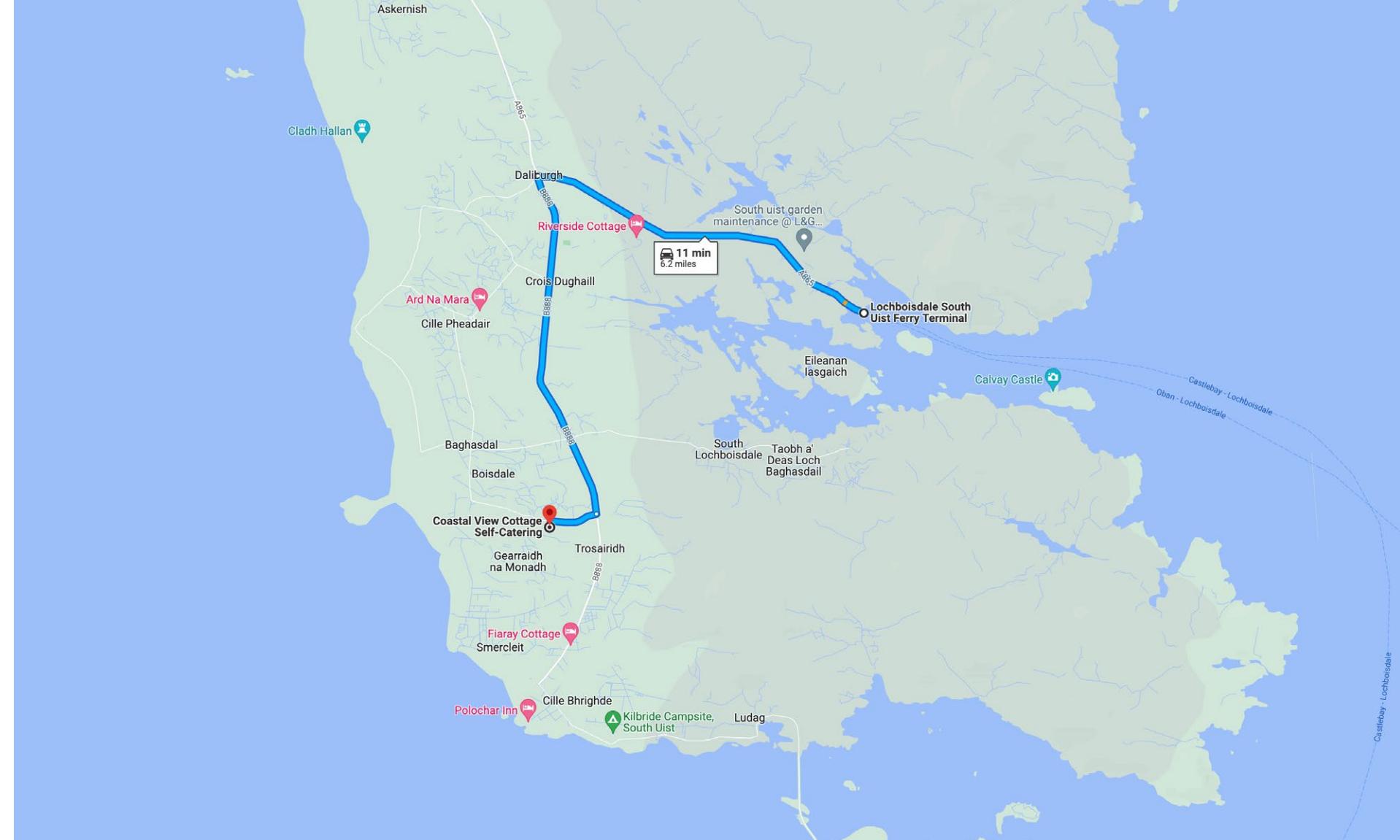
Coastal view cottage is well located with many places to explore right on your doorstep such as Boisdale Township and beach which is around a 10-minute walk from the cottage and its machair hosts an array of summer wild flowers including rare orchids. Walking in the other direction brings you to Garrynamonie beach with its picnic bench overlooking a wide white sandy beach. A great place to sit drinking your favourite beverage whilst watching the sunset or a perfect spot for lunch with the family. Smerclate and Kilbryde Beaches are not far either. Five minutes drive brings you to the Pollochar Inn and to Kilbride Café. About 12 minutes drive from the cottage, crossing a causeway takes you to Eriskay where you will find the famous Politician Pub/Restaurant. The supermarket is only 7 minutes in the car for stocking up on supplies and Askernish Golf Course is just a 15 minute drive away.



Eriskay is a small but fascinating island and has a wonderful beach called Princes Strand, known locally as 'Charlie's Beach' where Bonnie Prince Charlie first set foot on Scotland and started a chain of events that culminated in the Battle of Culloden.

From here you can take a day trip to Barra, another beautiful island with a beach for an airport runway! Great fun to watch the planes landing







  
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