

# Fairview, 1 Uachdar

BALIVANICH, BENBECULA, HS7 5LY



*Flexible four-bedroom detached home with generous living space in peaceful Uachdar setting*



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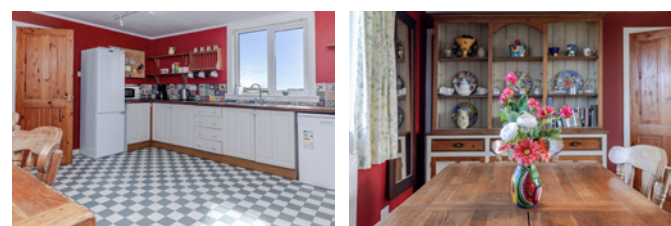


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Nestled in the peaceful and picturesque township of Uachdar on the beautiful Isle of Benbecula, Fairview is a generously proportioned four-bedroom detached home offering flexible living space, only minutes from Benbecula Airport. This attractive property is ideal for families, those seeking a tranquil lifestyle or buyers looking for a versatile home with excellent accommodation across two floors.

# THE KITCHEN/DINER



The property welcomes you through a bright entrance foyer leading into a well-appointed kitchen/diner, perfect for family meals and entertaining. A separate lounge provides a comfortable and spacious living area, while a second reception room (family room) offers excellent flexibility and could easily be utilised as a ground floor bedroom. Adjacent to this room is a convenient ground floor shower room, making it ideal for guests or multi-generational living. A practical laundry room and additional WC complete the ground floor layout.

# THE LIVING ROOM



# THE FAMILY ROOM



# THE SHOWER ROOM & LAUNDRY ROOM





Upstairs, the property offers four comfortable bedrooms, all well proportioned and filled with natural light. A family bathroom serves this level, providing functionality for busy households.

# THE BATHROOM



# BEDROOM 1



# BEDROOM 2



# BEDROOMS 3 & 4



Set in a lovely scenic location, the property benefits from ample parking and generous outdoor space, perfect for enjoying the peaceful island surroundings. The setting offers a wonderful balance of privacy and accessibility, with local amenities, schools and transport links within easy reach.

Fairview presents a fantastic opportunity to acquire a spacious home in one of the Outer Hebrides' most desirable locations.

# EXTERNALS



# FLOOR PLAN & DIMENSIONS



1st floor



Ground floor

Approximate Dimensions (Taken from the widest point)

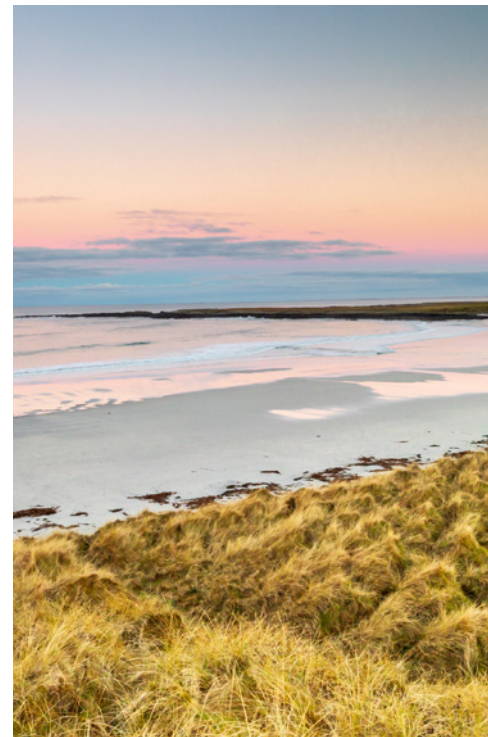
Gross internal floor area (m<sup>2</sup>): 156m<sup>2</sup> | EPC Rating: E

# THE LOCATION

Uachdar is a peaceful and highly sought-after township located on the Isle of Benbecula in the heart of the Outer Hebrides. Renowned for its natural beauty, the area offers a tranquil lifestyle surrounded by stunning coastal scenery. Benbecula itself sits between North and South Uist and is well connected by causeways, allowing easy travel throughout the islands. The island offers a range of local amenities including shops, schools, healthcare facilities and leisure options, while maintaining a strong sense of community and traditional island living.

Uachdar is ideally positioned to enjoy the best of the Hebridean landscape, with nearby beaches, lochs and walking routes all within easy reach. Outdoor enthusiasts will appreciate the abundance of wildlife, fishing opportunities and watersports, while those seeking peace and privacy will value the quiet, unspoilt surroundings.

Despite its rural charm, the island benefits from excellent transport links, including Benbecula Airport, only minutes away from the house, with regular flights to the mainland, making it an accessible yet secluded location. This setting provides a rare opportunity to enjoy a relaxed island lifestyle without compromising on essential amenities, making it an ideal place to call home.



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