



REDBURN HOUSE

LOCHMADDY, ISLE OF NORTH UIST, HS6 5AA


McEwan Fraser Legal
Solicitors & Estate Agents



THE PROPERTY

A unique opportunity for those looking to acquire a well-established holiday business situated on the stunning Scottish Hebridean Isle of North Uist. Redburn House is a fully detached villa standing in a large plot of approximately ½ acre. The property consists of four Bed and Breakfast rooms as well as three Self-Catering holiday lets, and is ideally located central in Lochmaddy, within easy walking distance of the ferry terminal, Taigh Chearsabhagh Art Centre and Cafe, and the local shop, pub, and sailing centre. The entire property has undergone an extensive refurbishment to create bright and modern holiday accommodation.



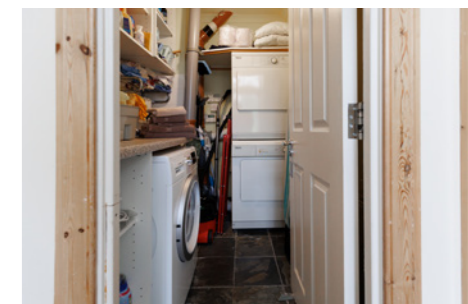
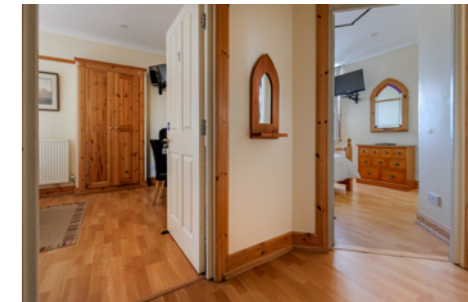




REDBURN HOUSE

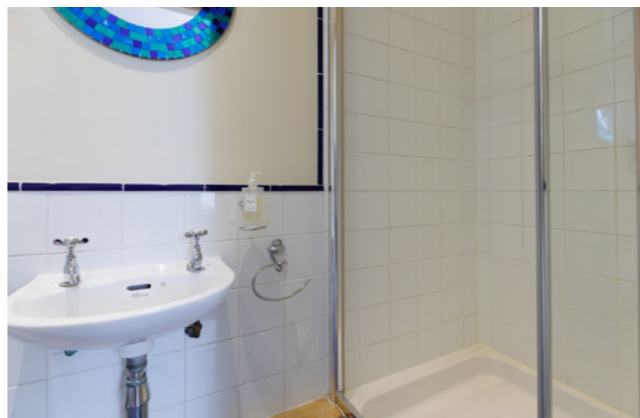
The ground floor of the property features a separate B&B comprising of four en-suite double rooms, a large breakfasting kitchen which can comfortably accommodate 8-10 people, office facilities, and a laundry room. The B&B is accessible to wheelchair users.

THE KITCHEN, HALL, OFFICE & LAUNDRY ROOM





THE BEDROOMS







SUNRISE APARTMENT

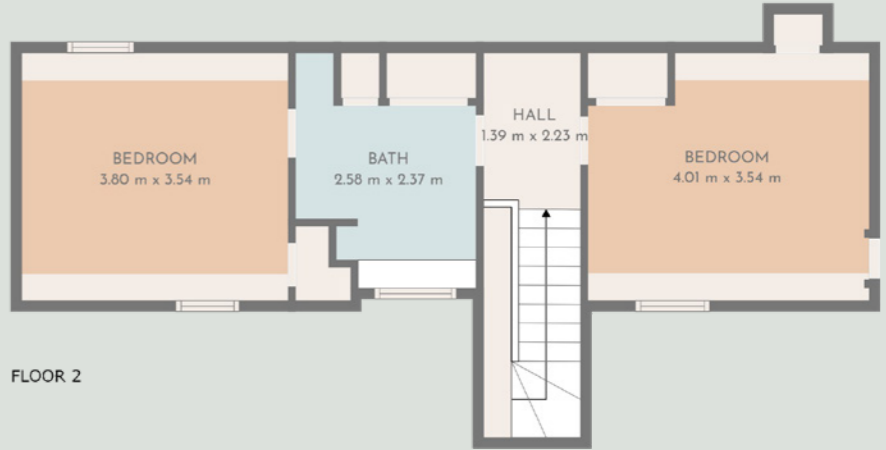
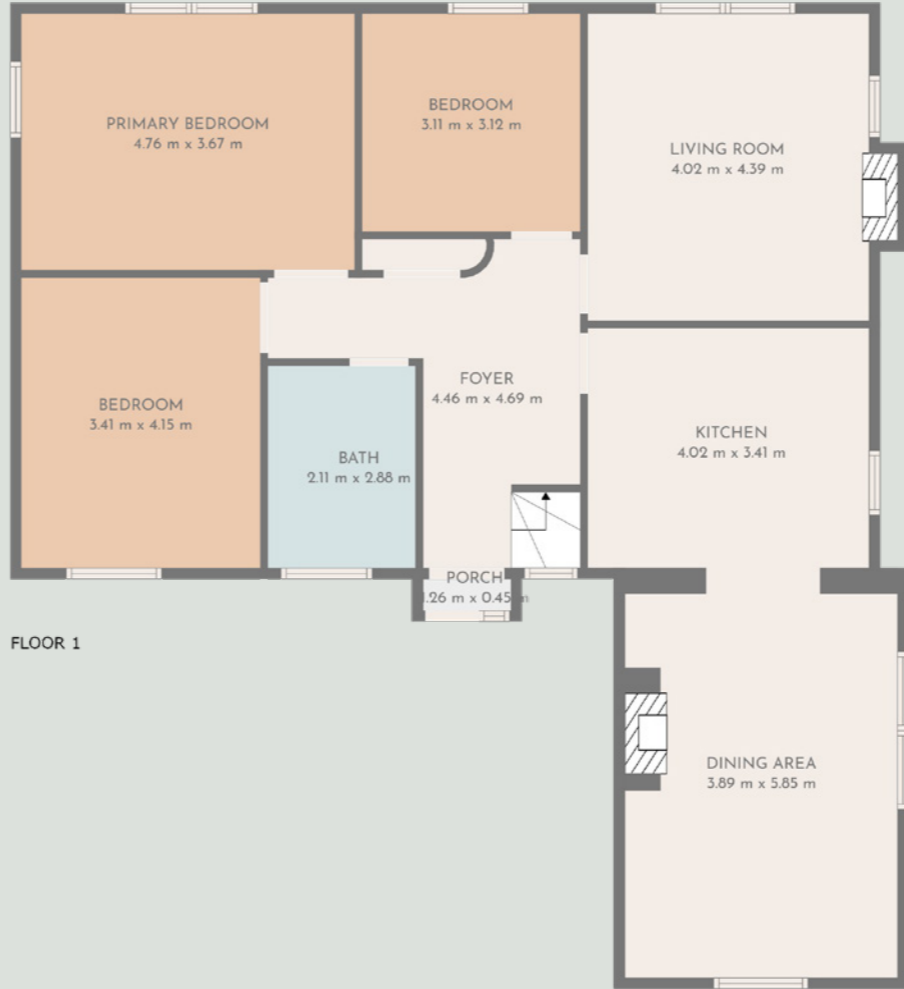
The Sunrise Apartment is on the first- and loft- floor and features a five-bedroom self-catering Duplex which can accommodate 9-10 guests. The bedrooms are currently arranged as 1 x single, 3 x doubles and 1x twin. There is a shared bathroom/ WC on the first floor, and a shower/ WC on the loft-floor. The property also benefits from a spacious lounge and a large dining kitchen area. The Sunrise Apartment offers beautiful views from every window.

THE LIVING ROOM, KITCHEN & DINING ROOM





THE BEDROOMS



FLOOR PLAN

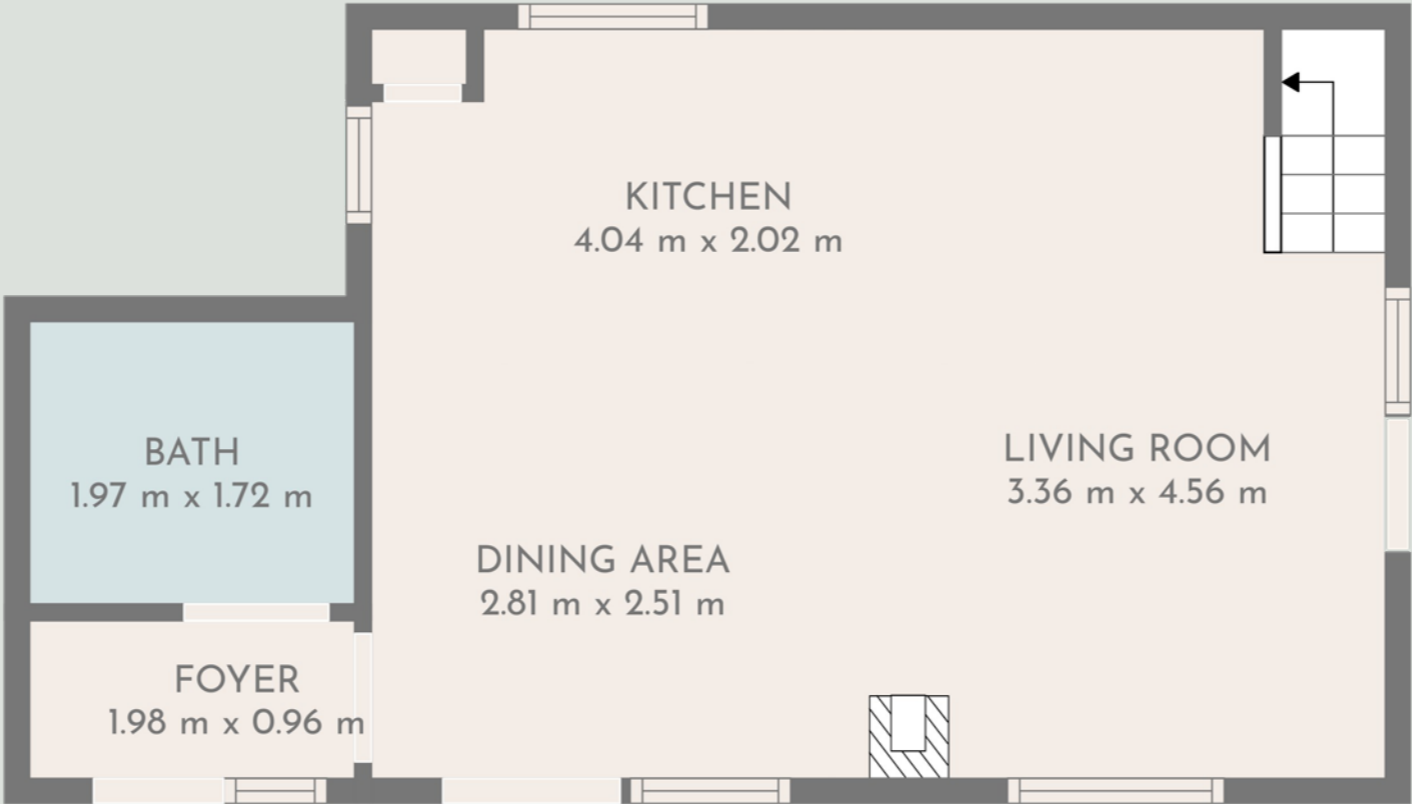


THE BOAT HOUSE

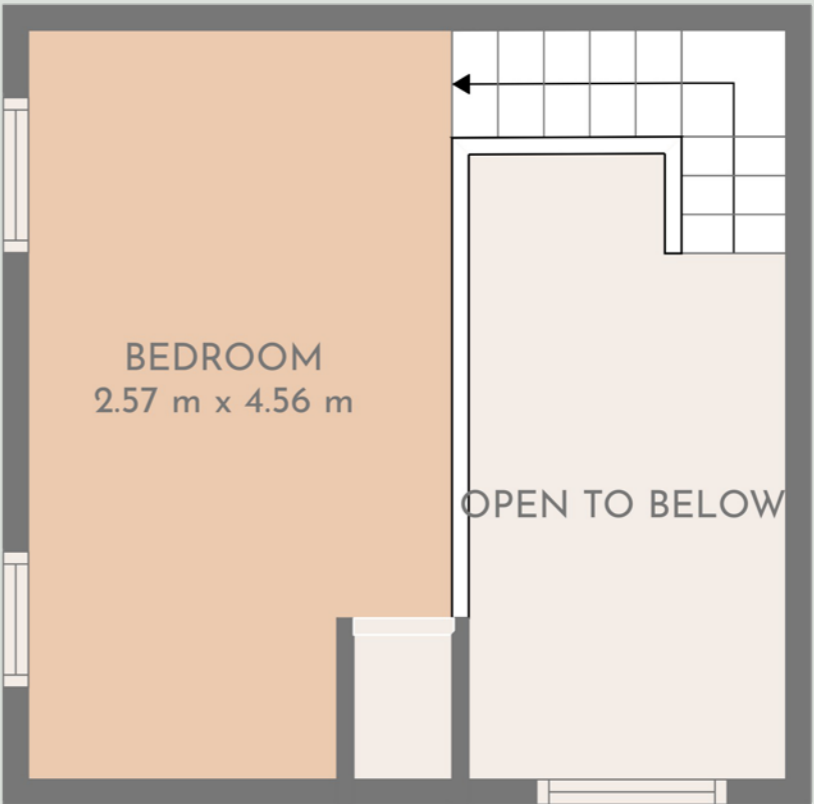
Nestled within the grounds, The Boat House is a detached modern property and is perfect for those seeking the independence of a self-catering holiday. Sleeping up to three guests, The Boathouse features an open-plan and fully equipped kitchen and lounge area, and a mezzanine bedroom. There is a ground-floor WC/shower room. Externally, the property has its own private patio overlooking the small freshwater Loch Meadhonach.

THE KITCHEN, LIVING & DINING ROOM





FLOOR 1



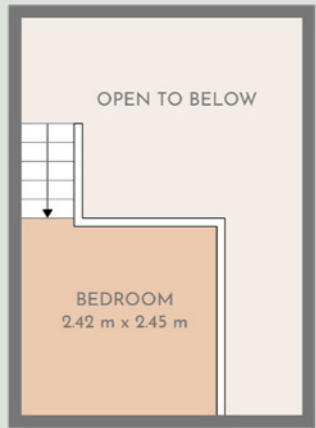
FLOOR 2

FLOOR PLAN



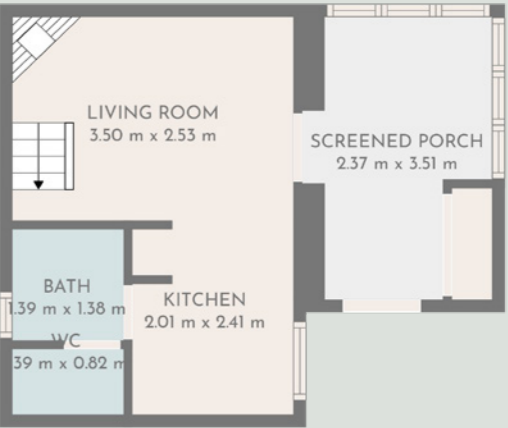
THE STUDIO ANNEXE

The Studio Annexe offers a self-contained one-bedroom hideaway perfect for 1-2 people. It features a fully equipped kitchen, compact tv lounge, and a conservatory dining area. The double bedroom is a fun swiss sleeping deck. The Studio has a ground floor shower room with separate WC.



FLOOR PLAN

FLOOR 2



FLOOR 1

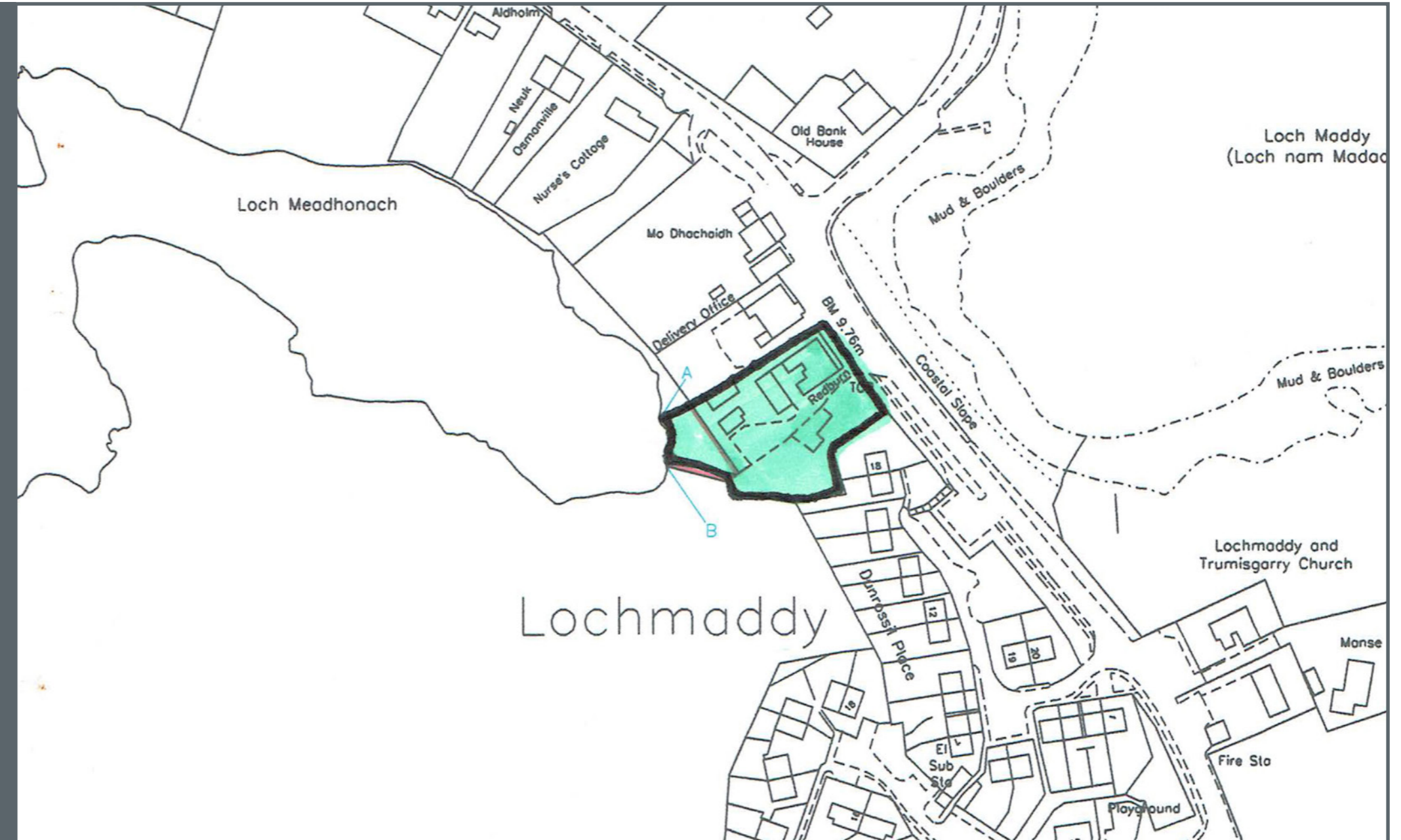
Redburn House occupies a plot of approximately ½ acre with potential for easily attained further expansion and growth. Redburn House is a limited company, offering an excellent opportunity to acquire an already established holiday accommodation business on a popular Scottish Island. With enough accommodation for the owners to live on site, it is ideal for those seeking a rewarding lifestyle business.

Services: Tanked propane gas, electricity, water, mains drainage, and fibre broadband
Tenure: Freehold.

Viewing is highly recommended to absorb and appreciate the tranquillity and ambiance of Redburn House and the surrounding area of Lochmaddy, North Uist.

Website: www.redburnhouse.com

A full list of equipment as well as Accounts will be made available following a formal viewing or note of interest by the enquirer's solicitor.





THE LOCATION

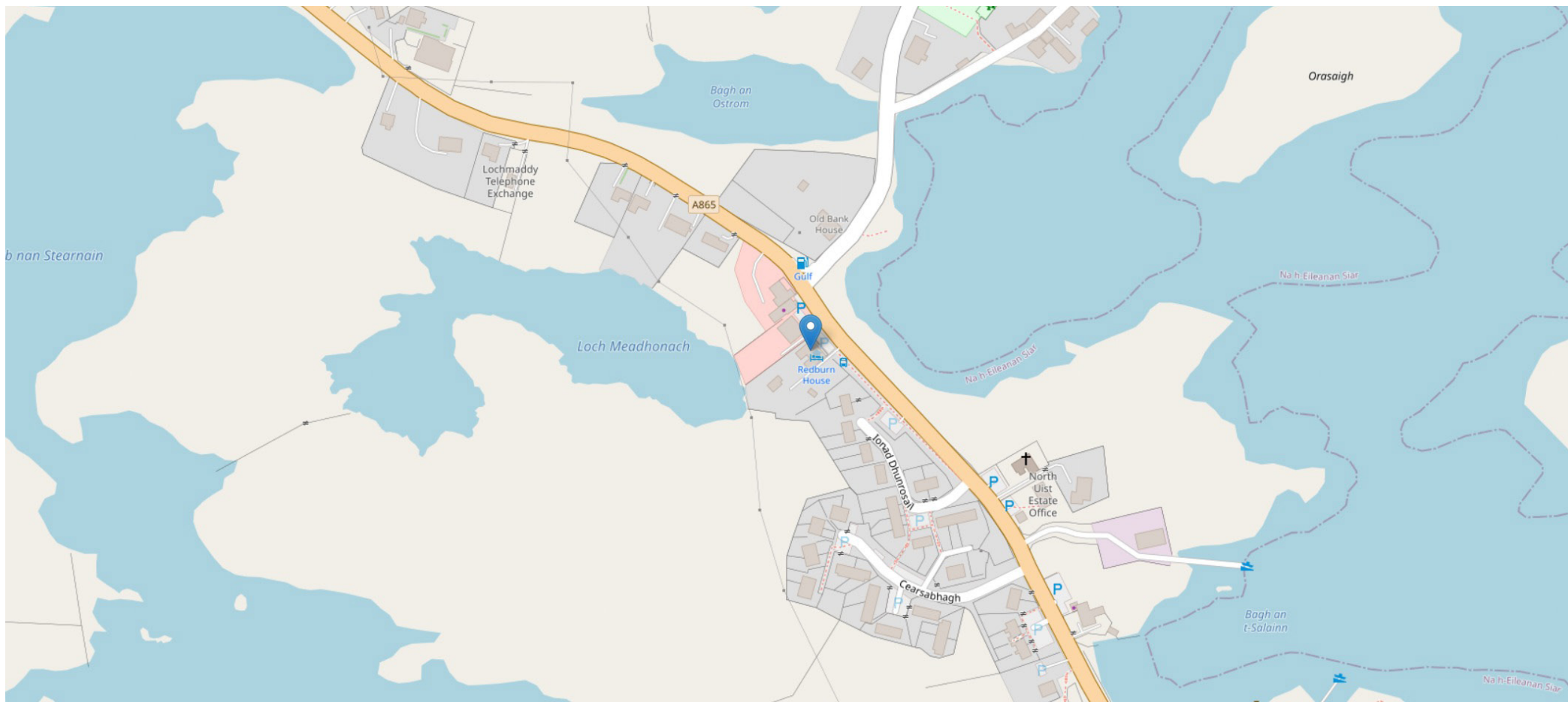
North Uist is a beautiful island of crystal clear waters with miles of stunning white powder beaches, machair and heather uplands. North Uist can be reached by ferry from Uig on Skye to Lochmaddy, or from Mallaig or Oban to Lochboisdale. It is also just an hour's flight from Glasgow to Ballivanich (Benbecula) airport.





The Outer Hebrides offers an abundance of wildlife and nature – from whales, dolphins, seals, otters, to golden eagles, sea eagles, and owls, plus many more. It is a bird watcher's paradise. There are excellent walking and cycling opportunities along the increasingly popular Hebridean Way, and it is the ideal spot for outdoor activities with water sports, world-class shooting, and fishing also available. North Uist has a vibrant art and music scene, with many up-and-coming artists and musicians studying locally in Lochmaddy.

Redburn House offers a fantastic opportunity for the new owner to run their own business whilst possibly enjoying a lifestyle rooted in creativity, nature, and outdoor adventure.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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