

**BRAE HOUSE, NORTH GALSON,  
ISLE OF LEWIS, HS2 0SJ  
OFFERS OVER £115,000**

D|M

DEREK MACKENZIE  
SOLICITORS



FOR  
SALE

We are pleased to present to the market this cosy, traditional family home located in the quiet village of North Galson in the area of Ness.

**DEREK MACKENZIE  
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We are pleased to present to the market this cosy, traditional family home located in the quiet village of North Galson in the area of Ness.

Accommodation is bright throughout and comprises ground floor entrance hallway, kitchen, lounge, single bedroom, utility/cloak room and bathroom. First floor comprises top landing and two additional bedrooms. Windows are of double glazed uPVC and wooden Velux, and heating is by way of a dual system of oil and solid fuel.

Externally the property benefits from spacious garden ground to the front and rear, a driveway with ample parking space to the front, and an outbuilding barn previously used for cattle.

There is a local primary school, shops, filling station and cafe/restaurants a short drive away, with a regular bus service into the main town of Stornoway, which is approximately 20 miles away, with all amenities and services including shops and supermarkets, restaurants, healthcare, education, art centre, sports facilities and transport links.





## Lounge



## Kitchen



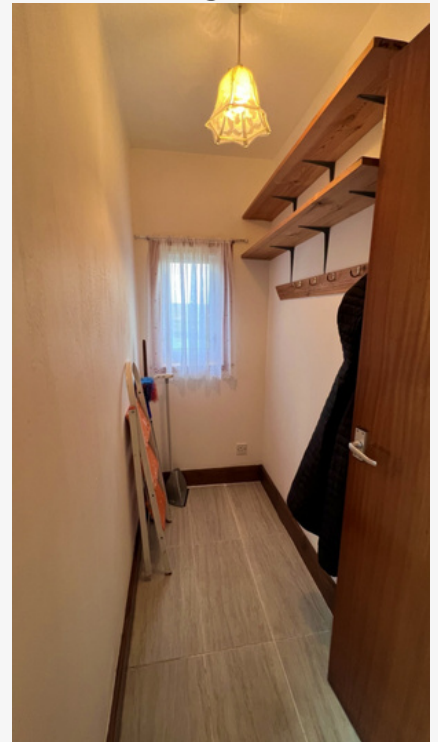
## Entrance Hall & Landing



## Bathroom



## Cloak Room / Utility Area





## Bedroom 1



## Bedroom 2





## Bedroom 3



## External



## **Measurements**

Lounge - 4.13m x 3.46m

Cosy lounge with front aspect window, electric fire and fitted carpet flooring

Kitchen - 4.10m x 3.41m

Kitchen comprising wooden fitted floor and wall units with black worktop surfaces, electric oven and four ring gas hob, stainless steel extractor fan, multifuel Stanley stove, stainless steel sink with mixer tap and vinyl flooring

Hallway - 5.29m x 1.15m

Bathroom - 2.14m x 2.13m

Bright bathroom with three piece white suite comprising W/C, sink and with with electric shower, laminate flooring

Cloak Room/Utility - 2.13m x 0.95m

Bedroom 1 - 3.23m x 2.65m

Ground floor single bedroom with front aspect window, fitted carpet flooring

Bedroom 2 - 3.94m x 3.61m

First floor bright double bedroom with front aspect window, fitted carpet flooring

Bedroom 3 - 1.82m x 3.94m

First floor single bedroom with front aspect window, fitted carpet flooring

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## **Additional Information**

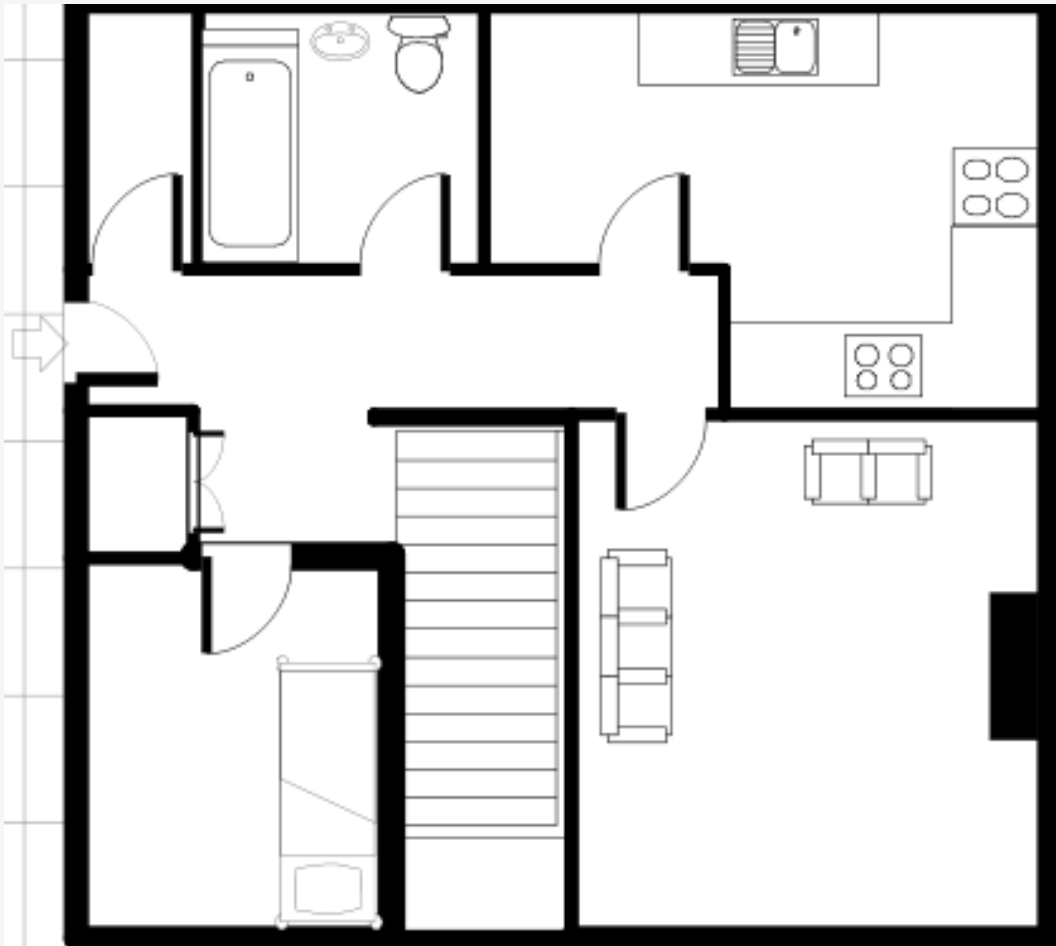
Home report available

Viewing strictly by appointment only

EPC rating: Band D

Council Tax Band: A

# Floor Plan



The foregoing particulars of sale are to be used as a guide only. No details are guaranteed and all measurements are approximate and are intended for general guidance only. We have not tested any services, equipment or appliances in the property and we advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT

Director: Derek Mackenzie

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Registered Office as above.