

NJORDR, TOBSON, BERNERA,
ISLE OF LEWIS, HS2 9NA
OFFERS IN THE REGION OF £249,950

D|M

DEREK MACKENZIE
SOLICITORS



FOR
— SALE —

We are delighted to welcome to the market
this recently built, energy efficient,
modern yet cosy home, located in the
quiet picturesque village of Tobson,
Bernera

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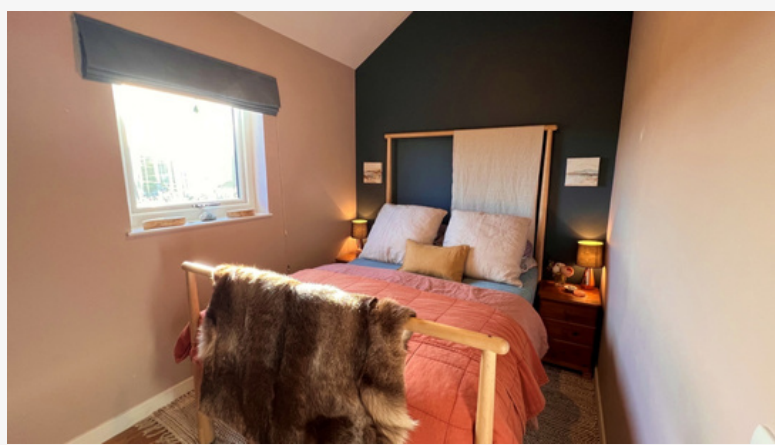


We are delighted to welcome to the market this recently built, energy efficient, modern yet cosy home, located in the quiet picturesque village of Tobson, Bernera.

The property is tastefully decorated throughout and accommodation comprises two double bedrooms, bathroom, hallway and open plan kitchen/lounge/dining area. The property is bright and airy throughout and offers comfortable living space for a couple looking to relocate from a busy lifestyle and a fantastic opportunity for a unique holiday let. Heating is by way of multi-fuel Rayburn stove and windows are of uPVC throughout.

Externally the property benefits from elevated garden ground to the rear, enjoying views overlooking the hills of Uig. There is a small shed previously used as an honesty box, a workshop with electricity and a gallery with electricity and plumbing.

To the front of the property there is a small decking area ideal for outdoor entertainment and amenity ground opposite the property currently used for growing shrubs and vegetables with ample space for grazing or a potential house site. There is a local cafe, community centre, primary school, nursery and shop with petrol service and post office in Bernera and the main town of Stornoway is approximately 27 miles away with all amenities and services including shops and supermarkets, restaurants, healthcare, education, art centre, sports facilities and transport links



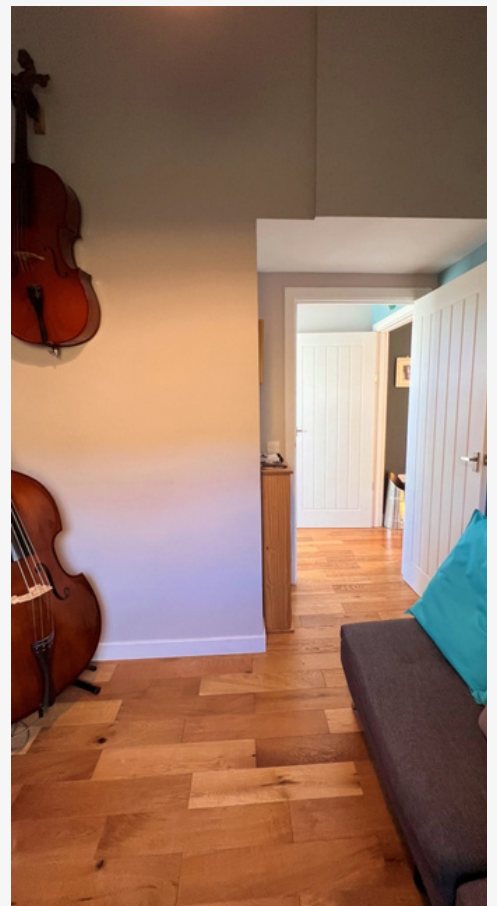
Open plan Kitchen & Lounge



Bedroom 1



Bedroom 2



Entrance Hall



Bathroom



External



Amenity Ground



Measurements

Kitchen / Lounge - 4.09m x 4.63m

Open plan kitchen/lounge/dining area with French doors opening to decking area, fitted wooden floor units with wooden worktop surfaces, stainless steel sink with mixer tap, multi-fuel Rayburn stove, Oak Wooden flooring

Bedroom 1 - 2.27m x 3.36m

Double bedroom with front aspect window, oak wooden flooring

Bedroom 2 - 3.12m x 2.77m

Double bedroom with rear aspect window, oak wooden flooring

Bathroom - 1.87m x 2.11m

Three piece white suite comprising W/C, sink with mixer tap, bath with mains shower, tile splashback and oak wooden flooring

Hallway - 2.22m x 1.35m

Oak wooden flooring

Entrance hall - 2.77m x 1.25m

Oak wooden flooring

Additional Information

Viewing is strictly by appointment only

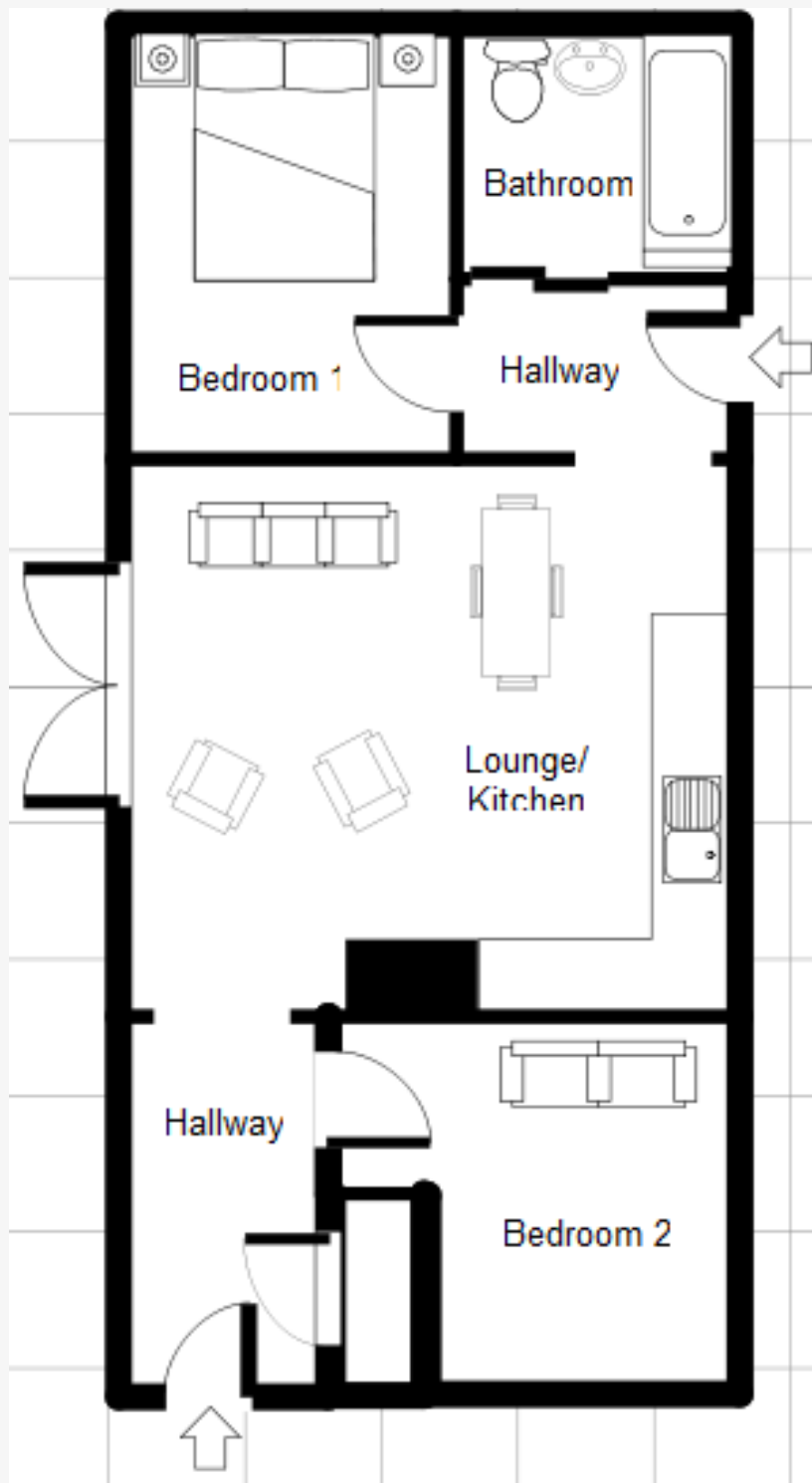
Home Report available

EPC Band: D

Council Tax: Band A

Internal Area: 47m²

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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