

'COMRAICH' 13 BACK, ISLE OF
LEWIS, HS2 0LQ
OFFERS OVER £185,000

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DEREK MACKENZIE
SOLICITORS



FOR
SALE

In the sought-after location of Back we
are delighted to welcome to the market
this beautiful, tastefully decorated
traditional three bedroom Cottage

DEREK MACKENZIE
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In the sought-after location of Back we are delighted to welcome to the market this beautiful, tastefully decorated traditional three bedroom cottage. Accommodation is naturally bright throughout comprising ground floor entrance hallway, lounge with multi-fuel stove, kitchen, shower room and double bedroom. First floor comprises spacious landing space and two additional double bedrooms. The property benefits from electric heating, gas cooking and uPVC windows throughout with dual aspect velux windows on the first floor allowing natural light. The property offers an excellent opportunity as a charming family home or a great opportunity for holiday letting as it has been successfully let as a holiday cottage for over 10 years with full occupancy within the seasonal months. Furniture items within the property may be purchased by separate negotiation.

There is spacious garden ground surrounding the property with a driveway suitable for multiple vehicles and a wooden decking area to the rear ideal for outdoor entertainment with open views overlooking Broadbay. The property is within close proximity to Back Primary School, Back Pharmacy, Gordon Diesel Filling Station, Hairdressers, Barbers and Brevig Pier. The main town of Stornoway is approximately 8 miles away with all amenities and services.



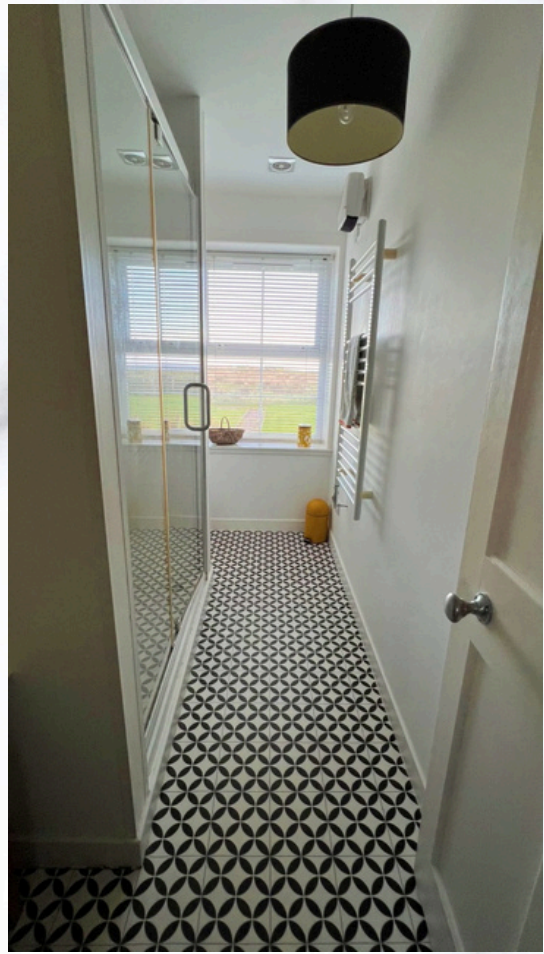
Lounge



Kitchen



Shower Room



Bedroom 1



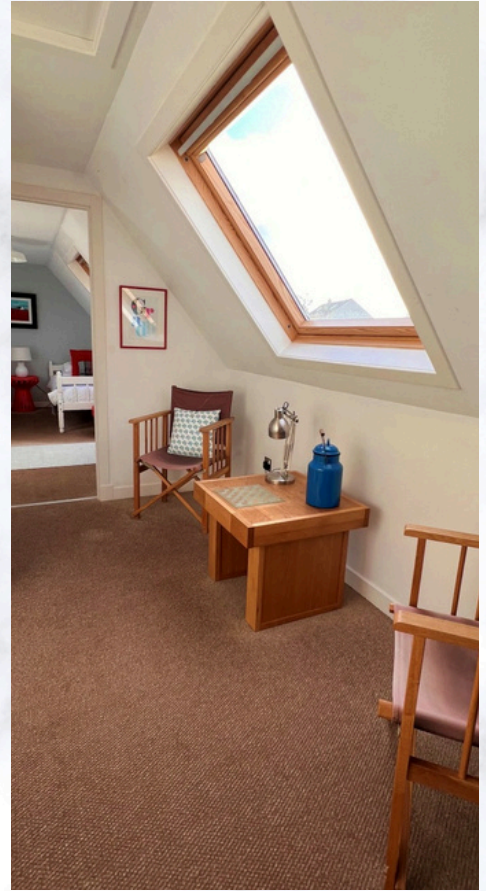
Bedroom 2



Bedroom 3



Hallway & Landing



External - Front



External - Rear



Garden & View



Measurements

Lounge - 4.26m x 4.23m

Spacious lounge with front aspect window, multi-fuel stove, fitted carpet flooring

Kitchen - 2.84m x 4.86m

Bright kitchen with fitted wooden floor units, wooden worktop surface, Belfast sink with mixer tap, Gas cooker with 5 ring hob, stainless steel extractor fan and wooden flooring

Hallway - 3.60m x 1.16m

UPVC front door, under stair storage cupboard, fitted carpet flooring

Shower Room - 1.57m x 3.12m

Modern shower room comprising W/C, Belfast sink with mixer tap and tile splash back, mains shower with tile splash back, towel rail, Aztec vinyl flooring

Bedroom 1 - 3.81m x 4.57m

Spacious double bedroom with front aspect window, fitted carpet flooring

Bedroom 2 - 4.42m x 3.03m

Bright double bedroom with dual aspect velux window, fitted carpet flooring

Bedroom 3 - 4.50m x 3.04m

Bright double bedroom with dual aspect velux window, fitted carpet flooring

Landing - 3.14m x 3.96m

Bright, spacious landing with storage cupboard, fitted carpet flooring

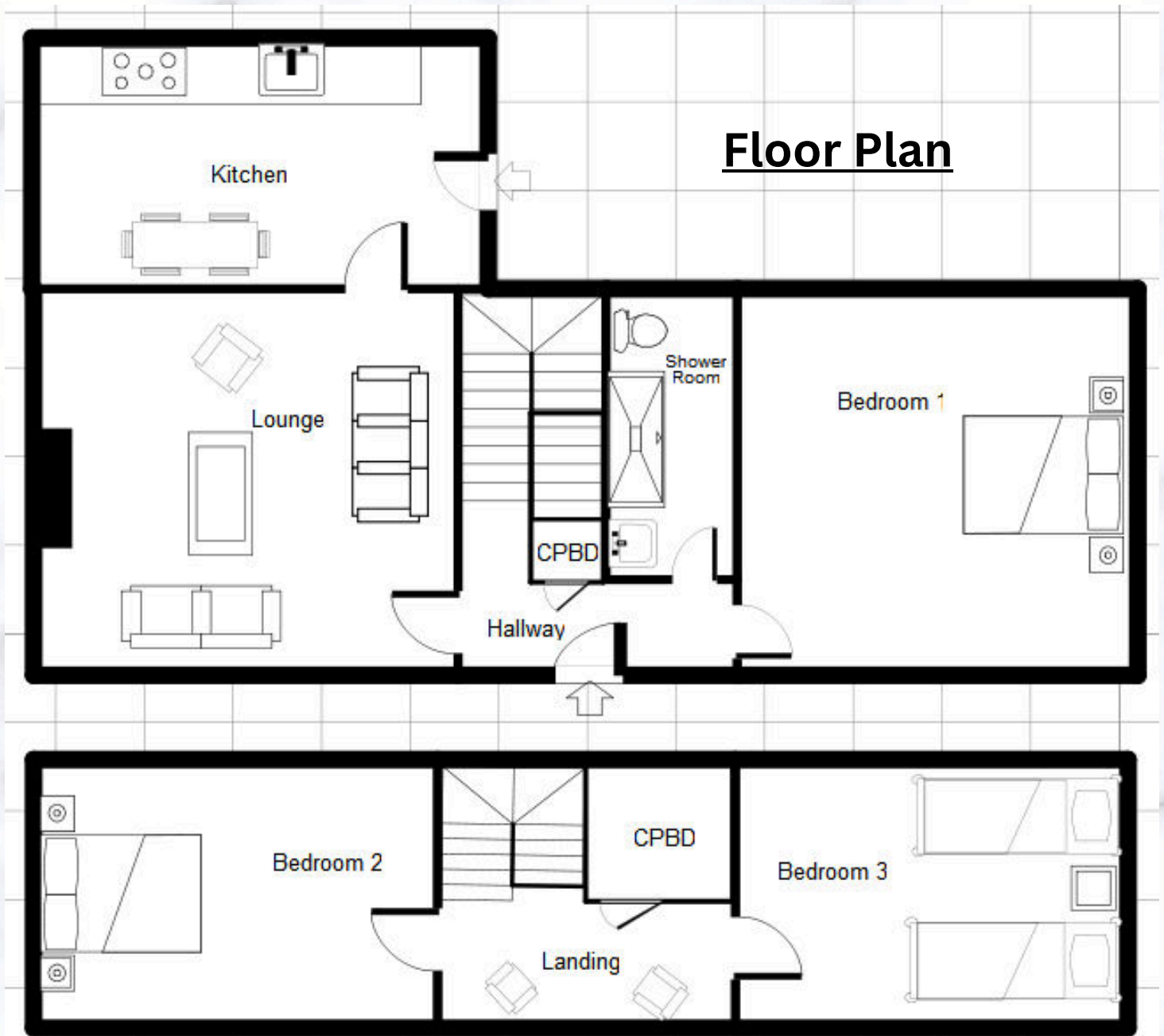
Additional Information

Home Report Available

Viewing is strictly by appointment only

EPC Rating: Band D

Internal area: 91m²



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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