

'NYALI', 40 UPPER AIRD, POINT
ISLE OF LEWIS, HS2 0EY
OFFERS OVER £XXX,XXX

D|M

DEREK MACKENZIE
SOLICITORS



FOR
SALE

Welcomed to the market is this bright,
spacious family home located on the East Side
of Lewis in Aird, Point enjoying open views
over The Minch to Mainland Scotland

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Welcomed to the market is this bright, spacious family home located on the East Side of Lewis in Aird, Point enjoying open views over The Minch to Mainland Scotland.

The property is bright and airy throughout and and boasts ample storage. Accommodation comprises ground floor newly renovated kitchen, utility room, lounge, two double bedrooms, front and rear entrance and shower room. First floor comprises top landing, three additional double bedrooms and bathroom. Windows are of double glazed uPVC and heating is by way of a system of radiators fired by an oil fuelled boiler. Externally the property benefits from spacious garden ground to the front and rear. There is a driveway to the front and garage, shed and drying area to the rear. There is a local primary school and shop in the village of Knock which is a short drive from Aird, and a regular bus service into the main town of Stornoway, which is 10 miles away, with all amenities and services including shops and supermarkets, restaurants, healthcare, education, art centre, sports facilities and transport links.



Kitchen/Dining Area



Lounge



Hallway



Bedroom 1



Bedroom 2



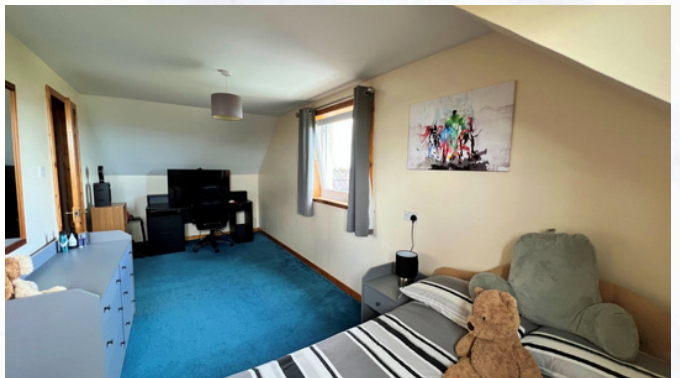
Bedroom 3



Bedroom 4



Bedroom 5



Shower Room



Bathroom



External - Front



External - Rear



Measurements

Lounge - 5.25m x 3.71m

Bright lounge with front aspect French doors, multi-fuel stove and fitted carpet flooring

Kitchen - 5.24m x 4.41m

Newly renovated spacious kitchen with fitted floor and wall units and grey worktop surfaces, stainless steel sink with mixer tap, electric oven with four ring ceramic hob, stainless steel extractor fan, integrated dishwasher, integrated fridge and freezer, kitchen island with breakfast bar, herringbone vinyl flooring

Utility - 1.82m x 1.96m

Utility with rear entrance, worktop surface and space for plumbed washing machine and tumble dryer, vinyl flooring

Shower Room - 3.02m x 2.00m

Spacious shower room comprising W/C, sink and electric shower, vinyl flooring

Hallway - 4.08m x 3.17m

Wooden stairs leading to first floor accommodation, laminate flooring

Bedroom 1 - 3.55m x 3.87m

Ground floor front aspect double bedroom with built in wardrobe, fitted carpet flooring

Bedroom 2 - 3.53m x 3.01m

Ground floor rear aspect double bedroom with built in wardrobe, fitted carpet flooring

Bedroom 3 - 2.60m x 6.22m

First floor, dual aspect, spacious double bedroom, fitted carpet flooring

Bedroom 4 - 3.60m x 2.69m

First floor, front aspect, double bedroom, fitted carpet flooring

Bedroom 5 - 3.48m x 6.20m

First floor, dual aspect, spacious double bedroom, fitted carpet flooring

Bathroom - 2.47m x 1.69m

Three piece bathroom suite comprising W/C, sink and bath, vinyl flooring

Landing - 4.85m x 2.76m

Additional Information

Home Report Available

Viewing is strictly by appointment only

EPC Rating: Band ??

Council Tax: Band D

Internal area: ???m²

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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