

D|M

DEREK  
MACKENZIE  
SOLICITORS



# FOR SALE

20 SEAFORTH ROAD,  
STORNOWAY, ISLE  
OF LEWIS, HS1 2SH

We are delighted to welcome to the market this tastefully decorated, recently refurbished, three bedroom first floor flat, presented in walk-in condition

OFFERS OVER  
£100,000



Contact Us

01851 702211

[property@derekmackenzie.com](mailto:property@derekmackenzie.com)





We are delighted to welcome to the market this tastefully decorated, recently refurbished, three bedroom first floor flat.

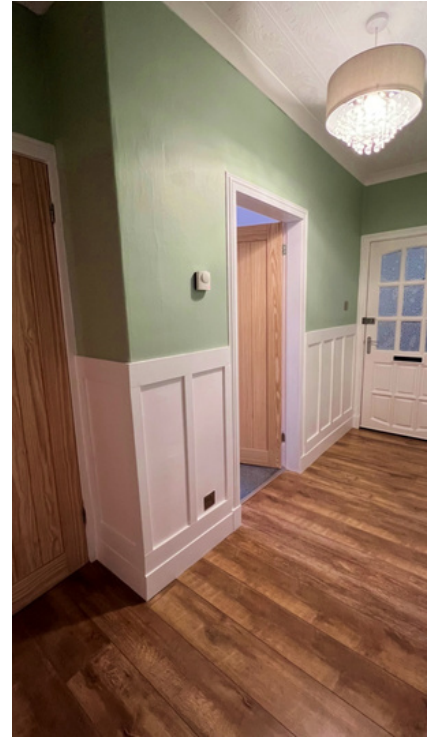
Accommodation is presented to the market in excellent decorative order with a kitchen/diner, lounge, two bedrooms and shower room on the first floor and a spacious double bedroom and large storage room/dressing room in the attic conversion. The property benefits from gas central heating and combi-boiler along with timber double glazing throughout. There is garden ground to the rear of the property with a shared drying area and ample on - street parking. The property enjoys open views overlooking the Broadbay and the Minch.

The Town Centre is a five minute walk away with all amenities and services nearby including shops and supermarkets, education, healthcare, sports centre, art centre, restaurant, bars and transport links.





## Entrance Hallway



## Lounge





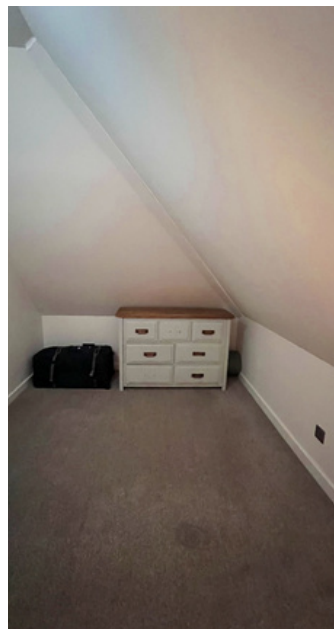
## Kitchen/Diner



## Shower Room



## Dressing Room





## **Bedroom 1**



## **Bedroom 2**



## **Bedroom 3**



# **Measurements**

## **Kitchen/Diner - 3.57m x 3.07m**

Newly renovated kitchen comprising white fitted floor and wall units with wooden worktop surfaces, stainless steel sink with mixer tap, four ring ceramic hob, stainless steel extractor fan, eye level oven and wooden flooring

## **Lounge - 4.83m x 4.31m**

Bright, spacious lounge with front aspect window, wooden flooring

## **Bedroom 1 - 4.28m x 5.13m**

Bright, spacious double bedroom with coombed ceilings, velux windows, fitted carpet flooring

## **Dressing Room - 2.37m x 4.67m**

Spacious dressing room/storage room with fitted carpet flooring

## **Entrance Hallway - 3.87m x 1.15m**

Bright hallway with wooden flooring

## **Bedroom 2 - 3.13m x 3.48m**

Spacious double bedroom with double fitted wardrobes and wooden flooring

## **Bedroom 3 - 1.07m x 2.97m**

Double bedroom with wooden flooring

## **Shower Room - 2.00m x 1.83m**

Newly renovated shower room three piece suite comprising W/C, sink with mixer tap and mains shower with tile splash back, towel rail and vinyl flooring

## **Additional Information**

Viewing is strictly by appointment only

Home report available

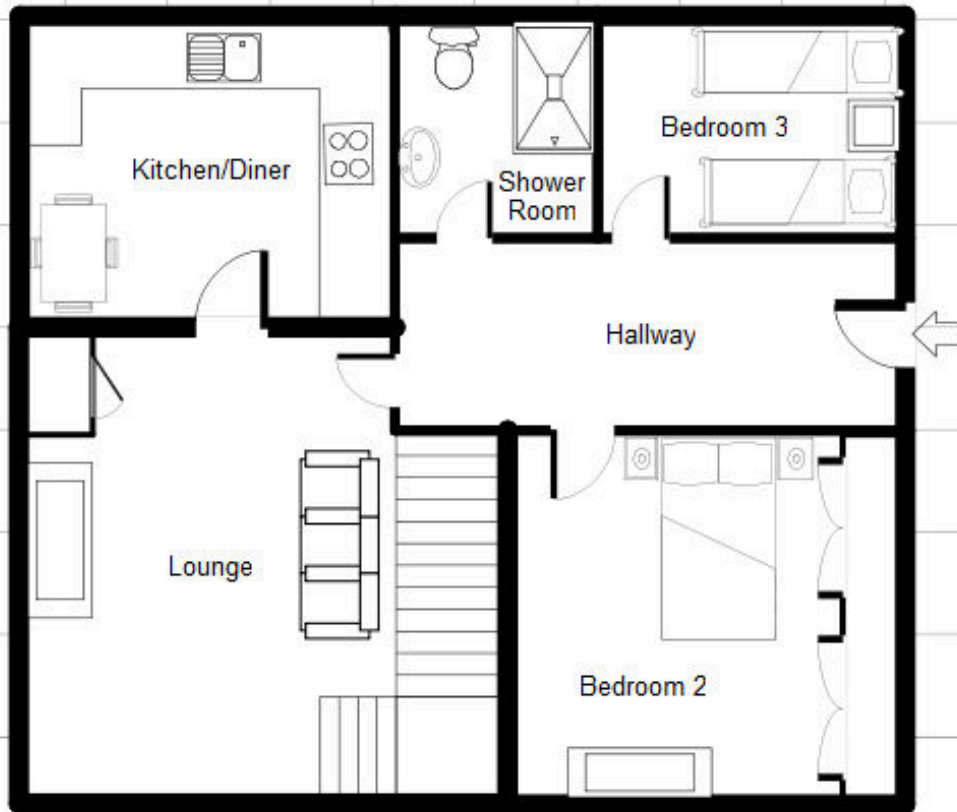
EPC Rating: Band C

Council Tax: Band B

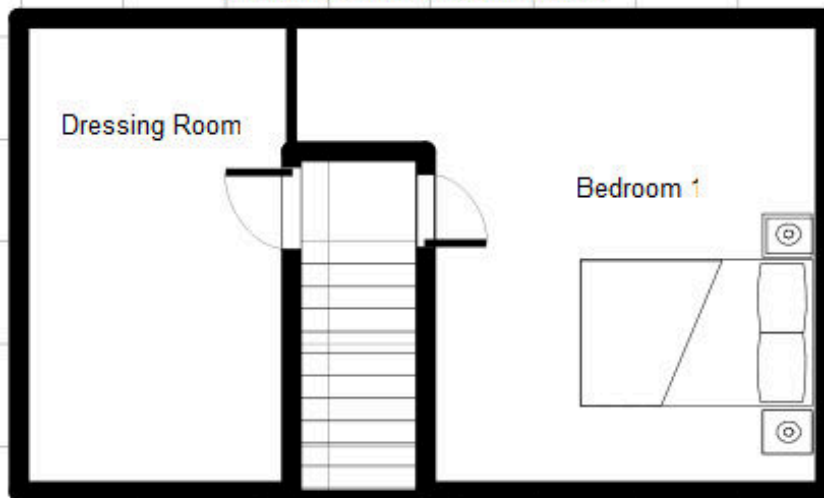
Internal area: 88m<sup>2</sup>

# Floor Plan

## First Floor



## Attic Conversion



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

Derek Mackenzie Solicitors is the trading name of Derek Mackenzie & Company Limited, a company registered in Scotland. Company Registration Number: SC540484. VAT Number: 127638792. Registered Office as above.