

**FLAT 3, NORTH BEACH HOUSE,
STORNOWAY, ISLE OF LEWIS, HS1 2XN**
OFFERS OVER: £105,000

D|M

DEREK MACKENZIE
SOLICITORS



**FOR
SALE**

We are pleased to welcome to the market this one bedroom, first floor flat in Stornoway town centre and enjoying stunning views overlooking Stornoway Harbour, offering excellent potential for those getting on the property ladder or in the buy-to-let industry

**DEREK MACKENZIE
SOLICITORS**

20 North Beach Street
Stornoway
Isle of Lewis
HS1 2XQ

Phone: 01851 702211

Fax: 01851 709035

property@derekmackenzie.com

www.derekmackenzie.com





We are pleased to welcome to the market this one bedroom, first floor flat in Stornoway town centre and enjoying stunning views overlooking Stornoway Harbour, offering excellent potential for those getting on the property ladder or in the buy-to-let industry. The area is well served with a variety of local shopping facilities, education, healthcare, sports centre, art centre, restaurants, bars and transport links.

The property comprises one double bedroom, bathroom, kitchen and lounge and benefits from Gas Central Heating and secondary glazing windows throughout. White goods included in purchase price, furniture available by separate negotiation



Hallway



Bathroom



Lounge



Kitchen/Dining Area



Bedroom



Town & Harbour View



Measurements & Floor Plan

Kitchen - 3.68m x 3.55m

Open plan kitchen and dining area with front aspect secondary glazing sash style window, electric cooker with 4 ring gas hob, fitted floor and wall units, plumbed washing machine, integrated fridge and freezer, stainless steel sink with mixer tap, tile splash back, radiator and laminate flooring.

Lounge - 3.28m x 3.08m

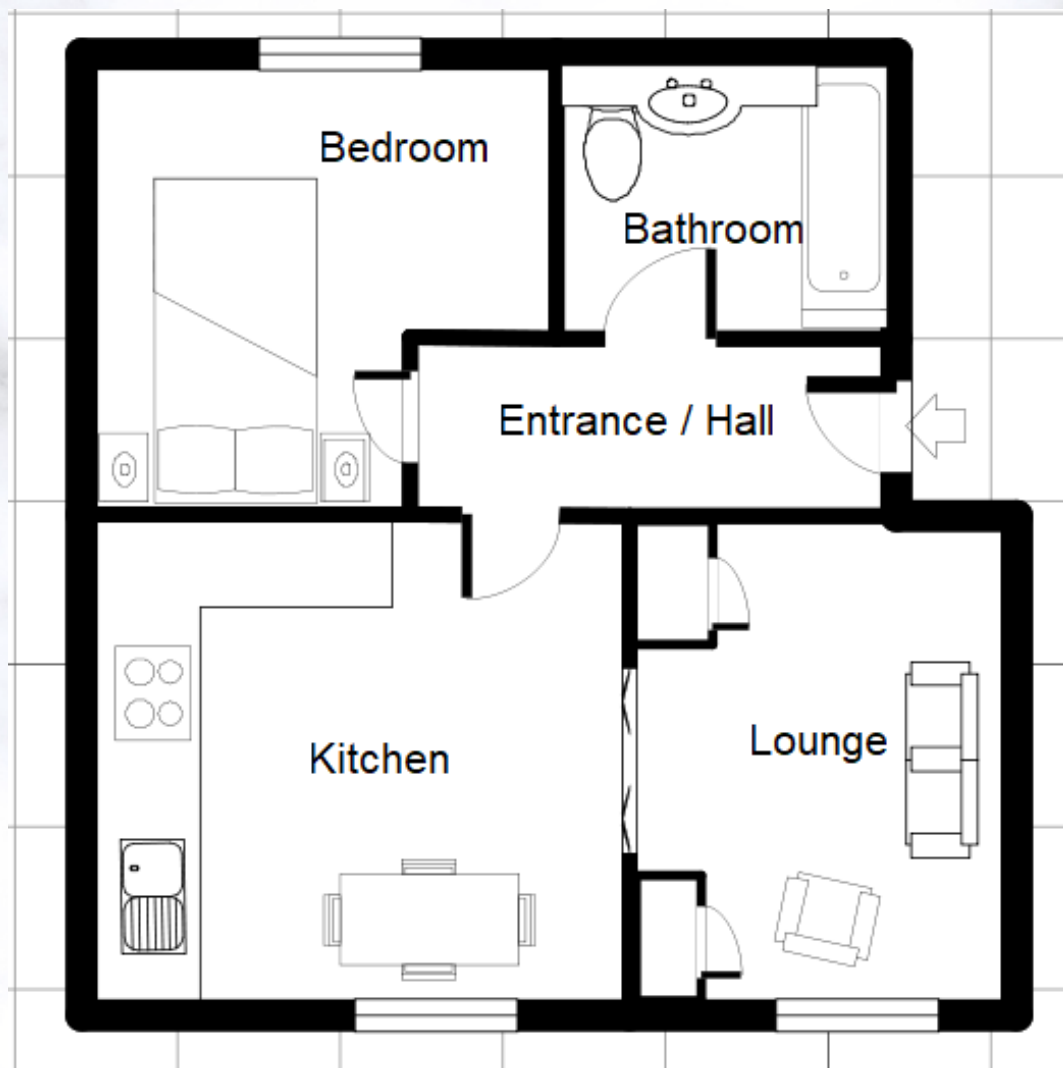
Double doors leading to cosy lounge comprising 2 built in storage cupboards, radiator, front aspect secondary glazing sash style window and laminate flooring.

Bedroom - 2.78m x 3.03m

Double bedroom with rear aspect secondary glazing windows, radiator and laminate flooring

Bathroom - 1.66m x 1.96m

White three piece suite comprising W/C, sink with mixer tap, bath with mixer tap and shower, fitted floor and wall units and vinyl flooring



Additional Information:

Council Tax Band: A

EPC Rating: Band C

Internal Area: 35m²

Home Report Available

Viewings strictly by appointment only

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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