



HOUSE FOR SALE

OFFERS OVER £XXX,XXX

9 Lower Sandwick, Sandwick, Isle of Lewis, HS2 0AE

In a location seldom seen on the market, we welcome for sale this substantial family home enjoying panoramic views overlooking Sandwick Bay.

Contact Us -

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The property has bright accommodation throughout and benefits from Oil Fired Central Heating and uPVC windows and was previously run as a successful B&B. Accommodation comprises ground floor kitchen leading to integrated single garage, dining room, utility/laundry room, bathroom, front porch, and three double bedrooms all with en-suite facilities. First floor comprises another double bedroom with En-suite, reception area and lounge.

Externally to the front there is concrete ground space suitable for vehicular parking with an array of shrubs and plants. To the rear of the property there is a brick shed, lawn and drying area and there is substantial amenity ground extending to approximately 4850 meters squared or thereby, ideal for a polycrub or even a potential house sight.

While having a rural feel, Sandwich is a short drive from Stornoway town centre with all amenities and services including shops and supermarkets, sports centre, art centre and all transport links.

Kitchen



Dining Room



Reception Area



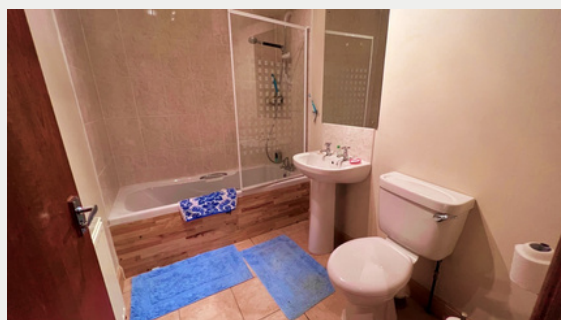
Lounge



Entrance, Hallway & Stairs



Laundry Room & Bathroom



Bedroom 1 & En-Suite



Bedroom 2 & En-Suite



Bedroom 3 & En-Suite



Bedroom 4 & En-Suite



External Front



External Rear



Sandwick Bay View



Measurements

Kitchen - 6.84m x 2.29m

Dining Room - 4.18m x 4.36m

Reception Area - 8.09m x 7.67m

Lounge - 4.11m x 3.22m

Entrance Hallway - 3.61m x 12.62m

Bathroom - 2.44m x 1.69m

Laundry Room - 4.15m x 2.49m

Bedroom 1 - 4.32m x 2.22m / En-Suite - 1.03m x 2.23m

Bedroom 2 - 3.17m x 4.32m / En-Suite - 2.51m x 1.20m

Bedroom 3 - 4.39m x 3.78m / En-Suite - 1.04m x 3.19

Bedroom 4 - 4.24m x 4.35m / En-Suite - 1.09m x 3.70m

Additional Information

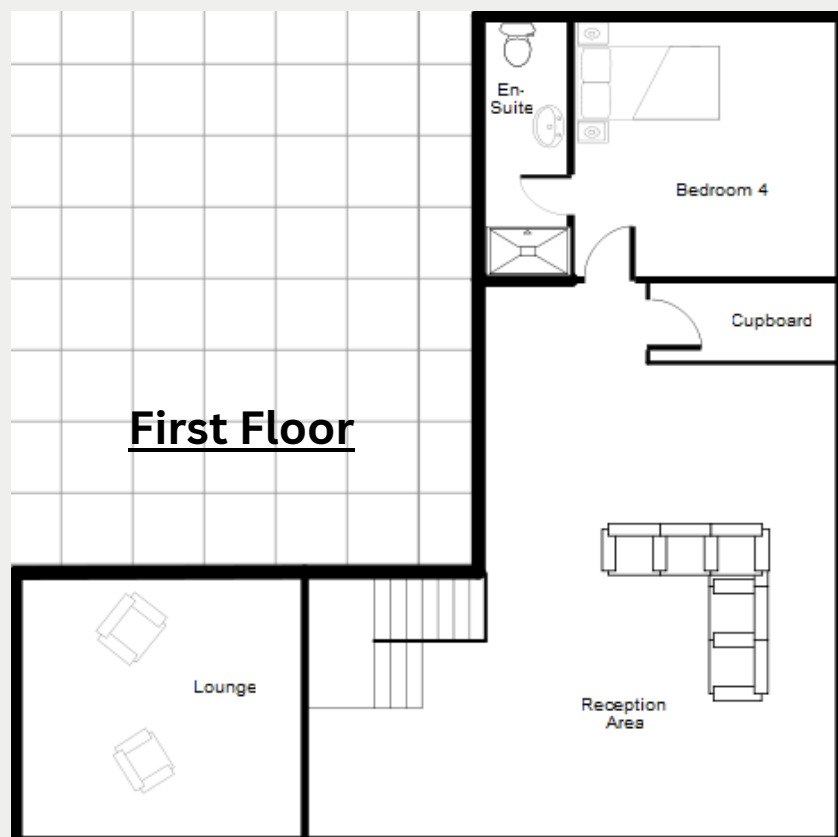
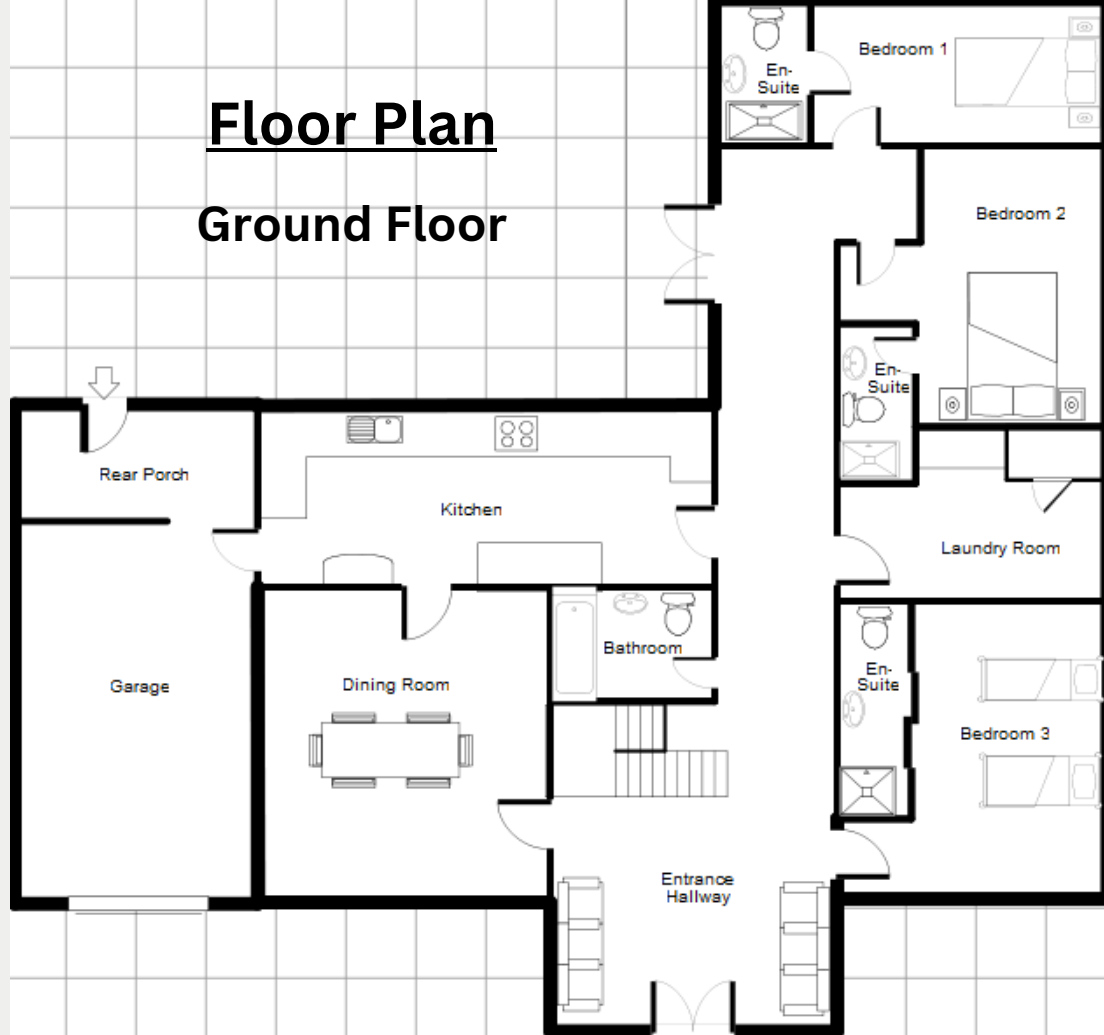
Home Report available

Viewing is strictly by appointment only

Internal Area: 226m²

EPC Rating: Band E

Council Tax Band: F



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
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Director: Derek Mackenzie

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