

# HOUSE FOR SALE

OFFERS OVER £200,000

## "Kelvindale" 2B Broker, Point, Isle of Lewis, Isle of Lewis, HS2 0EZ

Located in the quite picturesque village of Broker on the East Side of Lewis, we welcome to the market this bright, spacious family home enjoying panoramic views over Broadbay and Portnaguran.

### **Contact Us -**

*property@derekmackenzie.com*  
**01851 702211**





Located in the quite picturesque village of Broker on the East Side of Lewis, we welcome to the market this bright, spacious family home enjoying panoramic views over Broadbay and Portnaguran. The well maintained property is ready for someone to put their own stamp on it by modernising and bringing the property to its full potential of becoming a substantial family home.

Accommodation comprises ground floor utility/kitchen area, kitchen, lounge, dining room, shower room and two double bedrooms. First floor comprises three additional bedrooms and bathroom. The property benefits from heating via external combination boiler and uPVC throughout with timber framed velux skylights on the first floor.

Externally the property benefits from spacious garden ground to the front with mature shrubs and plants. To the rear there is a drying area and ample space for multiple vehicles or ideal for outdoor entertainment during the summer months.

There is a local primary school and shop in the village of Knock which is a short drive from Broker, and a regular bus service into the main town of Stornoway, which is 10 miles away, with all amenities and services and transport links.

# Kitchen / Utility Kitchen



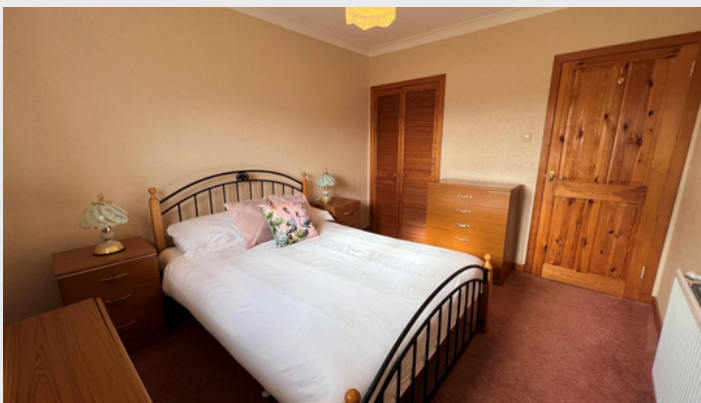
# Lounge, Dining Area & Hallway



## Shower Room



## Bedroom 1



## Bedroom 2



## Bedroom 3



## Stairs & Landing



## Bathroom



## **Bedroom 4**



## **Bedroom 5**



# Views



## External - Front



## External - Rear



## **Measurements**

Kitchen - 4.00m x 3.72m

Utility/Kitchen - 3.11m x 2.74m

Rear Entrance Hall - 3.30m x 1.15m

Lounge - 3.98m x 3.88m

Dining Room - 2.79m x 2.73m

Hallway - 4.26m x 5.38m

Shower Room - 2.56m x 2.00m

Landing - 3.28m x 3.97m

Bathroom - 1.39m x 2.48m

Bedroom 1 - 3.57m x 2.99m

Bedroom 2 - 2.59m x 3.90

Bedroom 3 - 2.97m x 5.07m

Bedroom 4 - 5.07m x 4.19m

Bedroom 5 - 3.99m x 2.57m

## **Additional Information**

Home Report available

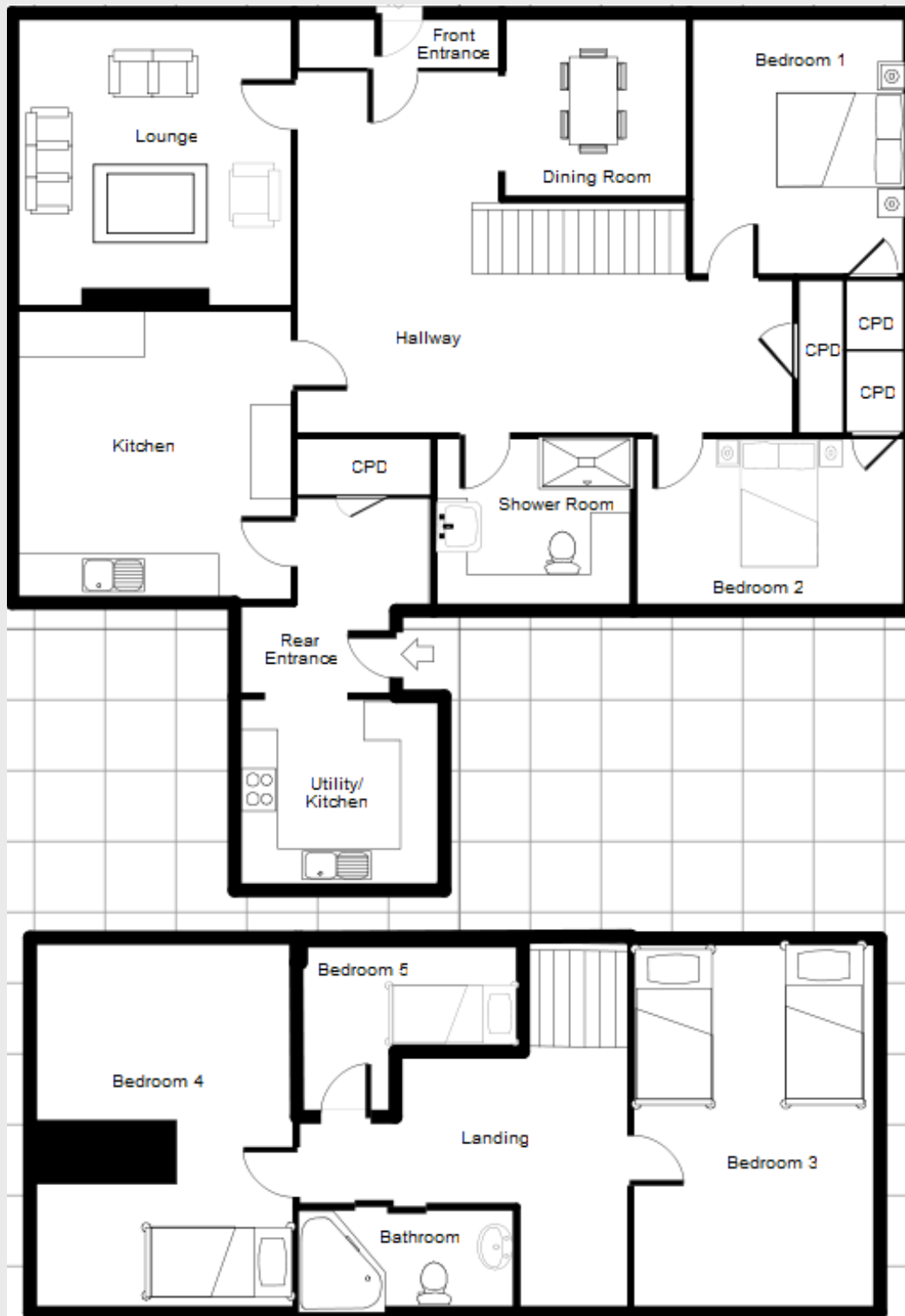
Viewing is strictly by appointment only

Internal Area: 148m<sup>2</sup>

EPC Rating: Band E

Council Tax Band: Band D

# Floor Plan



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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