



**DEREK MACKENZIE**  
SOLICITOR & ESTATE AGENTS

## **Derek Mackenzie Solicitors & Estate Agent**

20-21 North Beach Street, Stornoway  
Isle of Lewis, HS1 2XQ



# **HOUSE FOR SALE**

**OFFERS OVER £180,000**

## **23 South Bragar, Isle of Lewis, HS2 9DH**

Located on the West Side of Lewis in a peaceful, picturesque neighbourhood we are delighted to welcome to the market this bright, spacious, traditional three bedroom bungalow.

### **Contact Us -**

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







Located on the West Side of Lewis in a peaceful, picturesque neighbourhood we are delighted to welcome to the market this bright, spacious, traditional three bedroom bungalow.

The well maintained property enjoys panoramic views over surrounding croft land towards the Atlantic. The property is presented in walk in condition and comprises entrance porch, lounge, kitchen/diner, utility room, shower room and three double bedrooms and equipped with LPG boiler central heating, open fire in the lounge and uPVC throughout.

Externally the property boasts spacious garden ground to the rear with driveway, parking, drying area and single garage with an array of shrubs and plants to the front.

There is a local primary school, filling station and shop nearby and the main town of Stornoway is approximately 18 miles away with all amenities and services.



# Kitchen / Diner

6.27m x 3.33m



# Lounge

5.28m x 4.49m





## Utility / Rear Entrance

2.42m x 1.49m



## Shower Room

1.68m x 3.18m





## Hallway



## Bedroom 3 2.49m x 3.39m



## Bedroom 2

3.40m x 3.45m



## Bedroom 1

3.20m x 4.06m





## External - Rear



## External - Front



## Additional Information

Viewing Strictly by appointment only

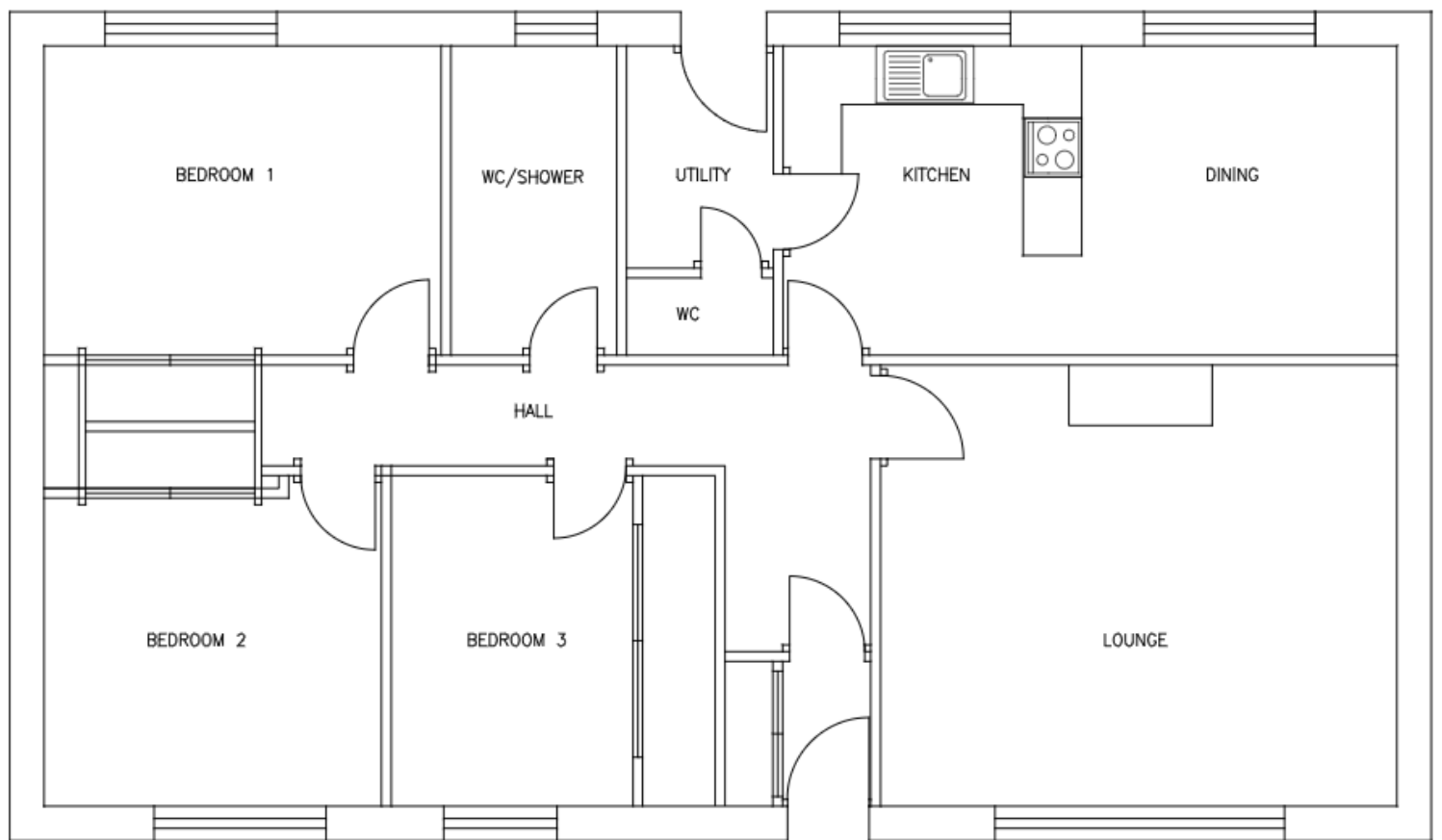
Home Report available

EPC Rating: Band E

Council Tax Band: C

Internal Area: 108m<sup>2</sup>

# 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

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.