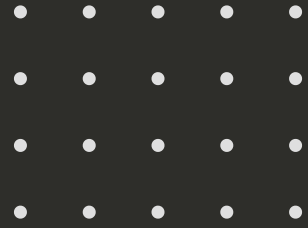




DEREK MACKENZIE
SOLICITOR & ESTATE AGENTS

Derek Mackenzie Solicitors & Estate Agent

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



HOUSE FOR SALE

OFFERS OVER: £270,000

8 Branahuie, Isle of Lewis, HS2 0BB

We are pleased to welcome to the market this charming, detached, 3 bedroom family home, together with the separate Croft tenancy, which extends to approximately 1.82 hectares (4.5 acres).

Contact Us -

property@derekmackenzie.com
01851 702211





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The property is located in the idyllic village of Branahuie, 3 miles from the main town of Stornoway & within easy reach of many good local amenities, Stornoway airport and the nearby beautiful beach's.

This west facing property benefits from PVC double glazing to all main windows & external doors. The oil fired Esse stove provides central heating & hot water throughout.

The accommodation is presented over two floors.

Ground floor comprises cloakroom, dining kitchen, utility room, lounge, bedroom with en suite facility, hall, front porch & large under-stair storage cupboard. A carpeted staircase leads to the first floor with two double bedrooms & a family bathroom.

The property also benefits from generous mature garden grounds, the back garden includes a drying area, small patio & 4 sheds providing ample storage, 3 of which are electrically served.

Located on the croft adjacent to the house is the Croft cottage which has a new profile metal sheet roof & is electrically serviced. This cottage has excellent potential to be converted into a self catering facility, granny annex or workshop all subject to relevant planning. Beside the cottage is a garage again with a power supply.

The property further benefits from other outbuildings on the Croft, including a greenhouse with vegetable patch & lovely rural views.

Lounge - 4.11m x 4.01m



Kitchen - 3.03m x 5.47m



Entrance Porch - 1.82m x 2.00m

Hallway - 1.85m x 4.13m

Stairs & Landing - 2.69m x 1.78m



Bedroom 1 - 4.08m x 3.62m



Bedroom 2 - 3.13m x 4.14m



Bedroom 3 - 3.52m x 4.10m



Bathroom - 1.30m x 3.18m



External - Rear



External - Front



Croft



Cottage



Additional information

Home report available

Viewings is strictly by appointment only

Internal area: 102m²

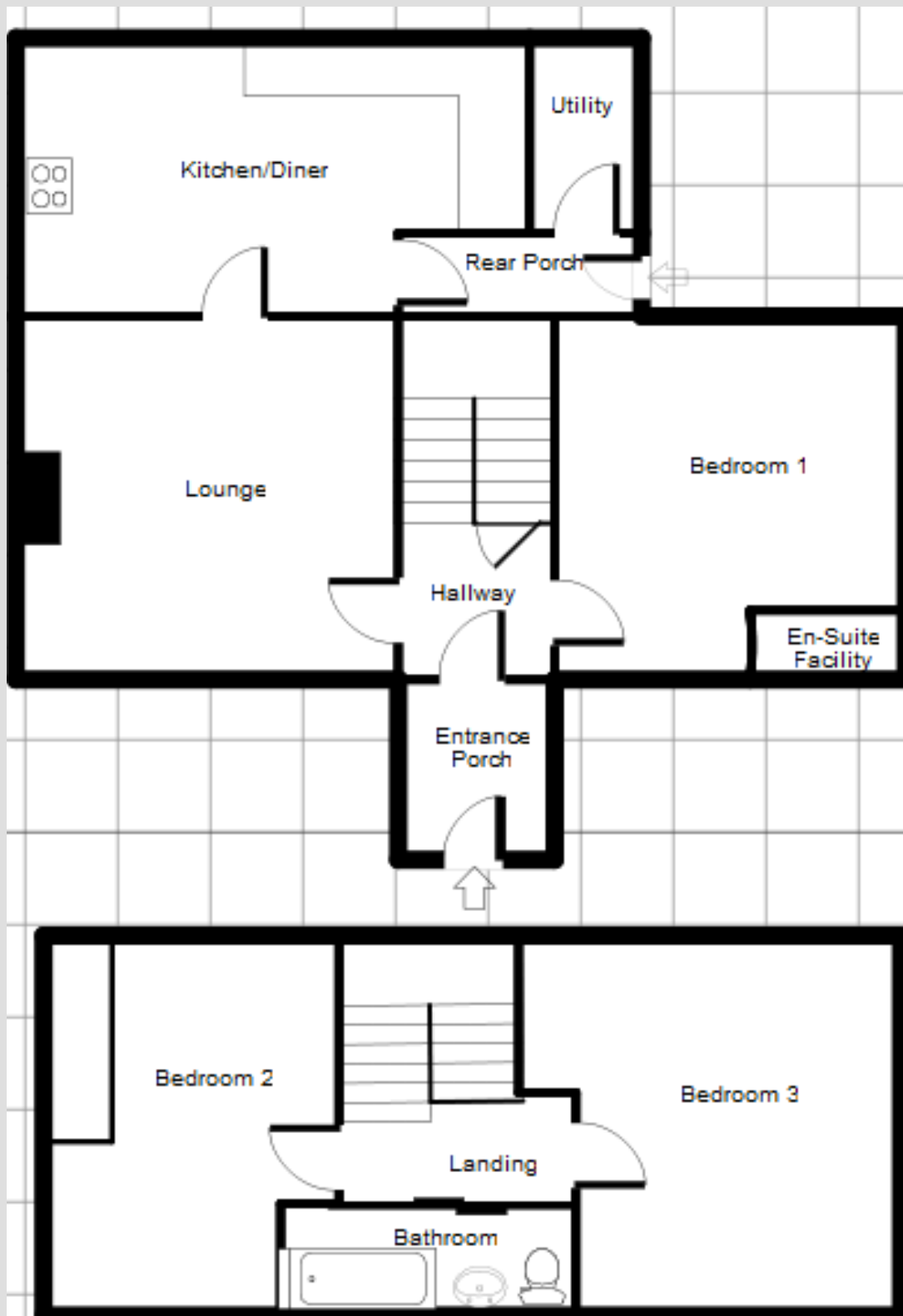
EPC Rating: Band F

Council Tax Band: B

Croft Plan Hatched Red



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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