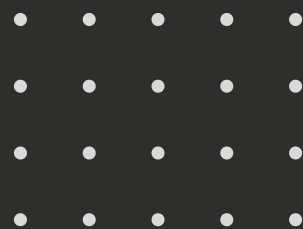




**DEREK MACKENZIE**  
SOLICITOR & ESTATE AGENTS

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

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



# **HOUSE FOR SALE**

**OFFERS OVER £135,000**

## **12 Grant Square (Lag A Ghranndaich), Stornoway, Isle of Lewis, HS1 2YR**

We are pleased to welcome to the market this spacious yet cosy, four bedroom mid-terrace home, conveniently located on the outskirts of Stornoway.

### **Contact Us -**

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







We are pleased to welcome to the market this spacious yet cosy, four bedroom mid-terrace home, conveniently located on the outskirts of Stornoway.

Accommodation is presented over two floors; ground floor comprising entrance porch, hallway, lounge, kitchen, W/C and bedroom with shower facility. First floor comprises three additional double bedrooms and bathroom.

The property benefits from ample built in storage and heating is by way of oil and windows are uPVC throughout.

Externally to the rear there is an integrated shed, timber shed and a beautifully maintained private enclosed garden with concrete block patio area and drying area.

To the front of the property there is a low maintenance chipped garden space and ample on street parking.

Grant Square is in close proximity to Western Isles Hospital, Dental Centre and Laxdale Primary School along with all local amenities and services including shops and supermarkets.

Viewing is strictly by appointment only.



Kitchen - 4.68m x 3.27m



Lounge - 4.11m x 4.30m

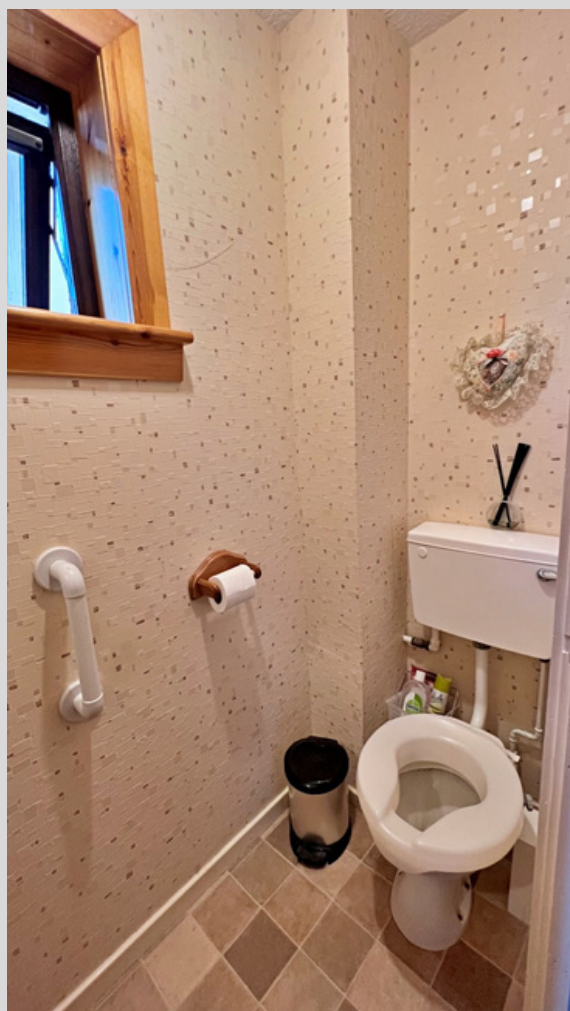




Hallway - 5.23m x 1.50, Stairs & Landing - 2.41m x 3.34m



W/C - 0.79m x 1.77m





*Bedroom 1 - 2.58m x 2.83m*



*Bedroom 2 - 3.58m x 3.87m*



*Bedroom 3 - 3.62m x 3.57m*





Bedroom 4 - 3.23m x 3.51m



Bathroom - 2.60m x 1.48m





## External



## Additional Information

Home Report available

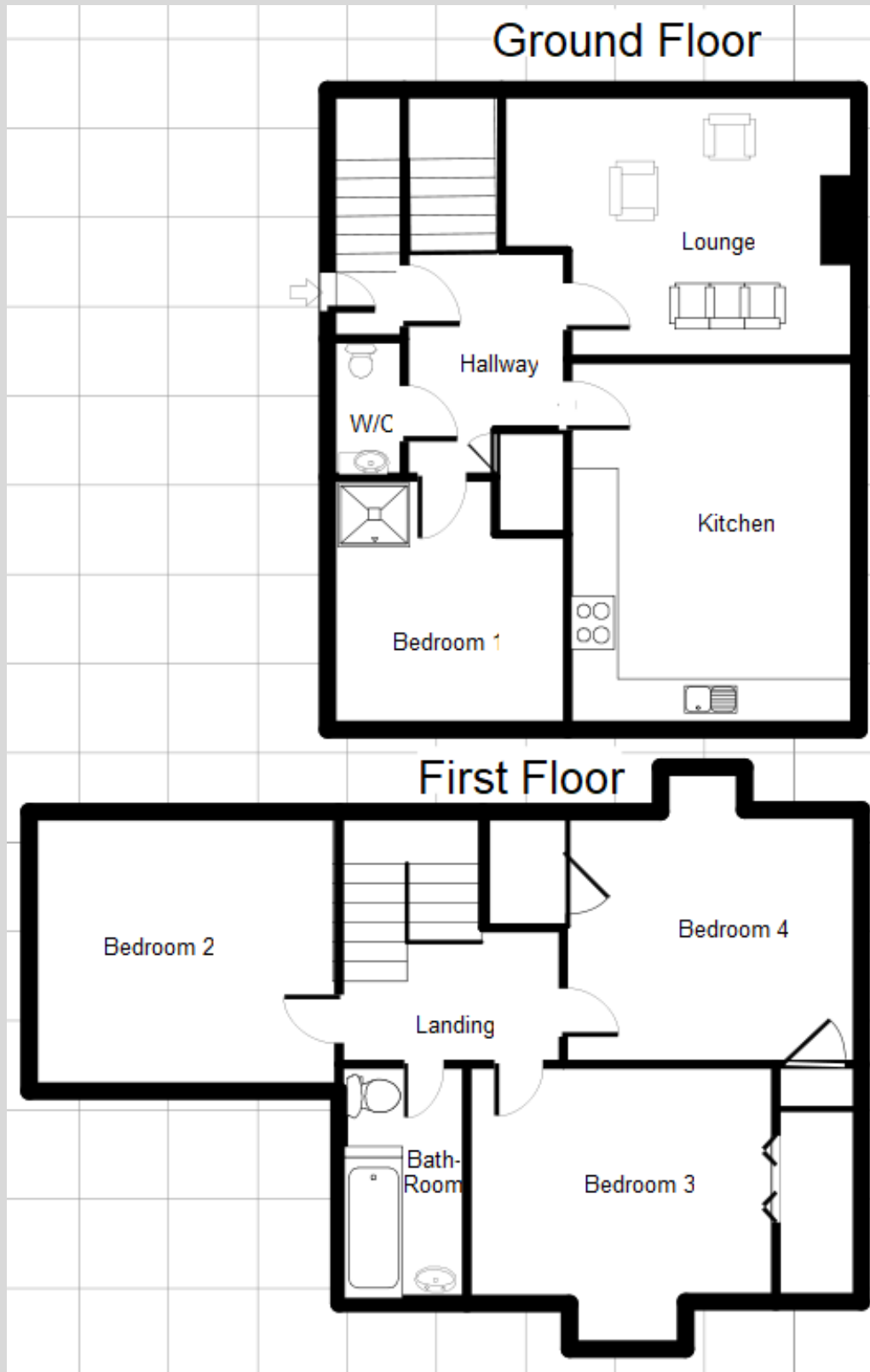
Viewing is strictly by appointment only

EPC Rating: Band D

Council Tax Band: A

Internal Area: 91m<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

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