



**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 £110,000**

## **22 Seaview, Knock, Point, Isle of Lewis, HS2 0PD**

Located in a quiet, picturesque cul-de-sac a short drive from Stornoway Town Centre we are pleased to welcome to the market this charming three bedroom semi-detached family home.

### **Contact Us -**

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







Located in a quiet, picturesque cul-de-sac a short drive from Stornoway Town Centre we are pleased to welcome to the market this charming three bedroom semi-detached family home.

Accommodation is presented over two floors. Ground floor comprises entrance hallway, lounge, kitchen, rear porch, double bedroom and Bathroom. First floor comprises a further two double bedrooms. Heating in the property is by way of electric storage heaters and windows are of uPVC throughout.

Externally to the front there is an array of mature shrubs and plants and to the rear there is substantial chipped area suitable for private parking along with a drying area and garden lawn.

This would be an excellent opportunity for a first time buyer looking to buy their first home. Local amenities include a primary school, post office, community shop and cafe, and lovely pebble and sandy beaches.



Lounge - 4.00m x 4.12m



Kitchen - 4.25m x 3.32m





Front Entrance Hallway - 1.87m x 2.84m

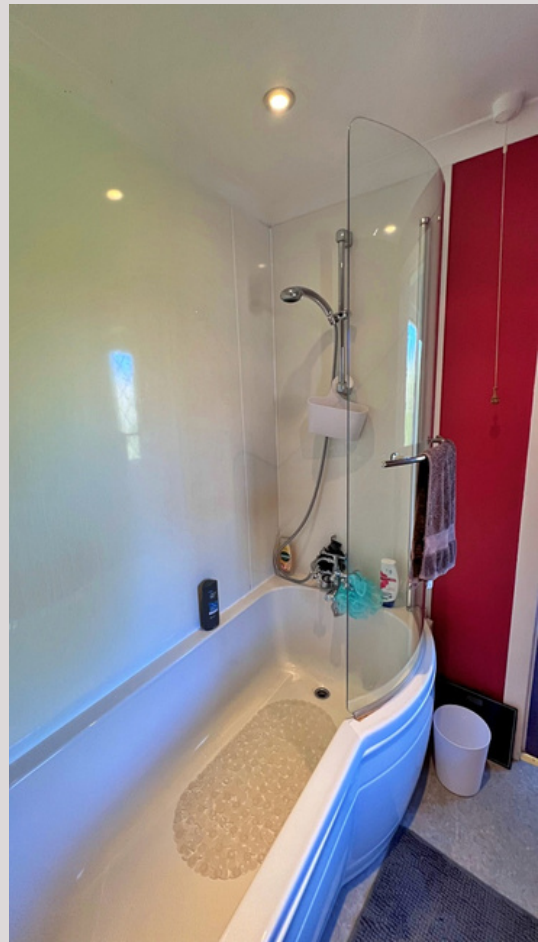


Rear Porch - 1.06m x 1.14m





Bathroom - 1.72m x 1.91m



Bedroom 1 - 3.14m x 2.57m





## Bedroom 2 - 3.54m x 3.61m



## Bedroom 3 - 3.32m x 3.18m





## External - Front



## External - Rear



## Additional Information

Viewing strictly by appointment only

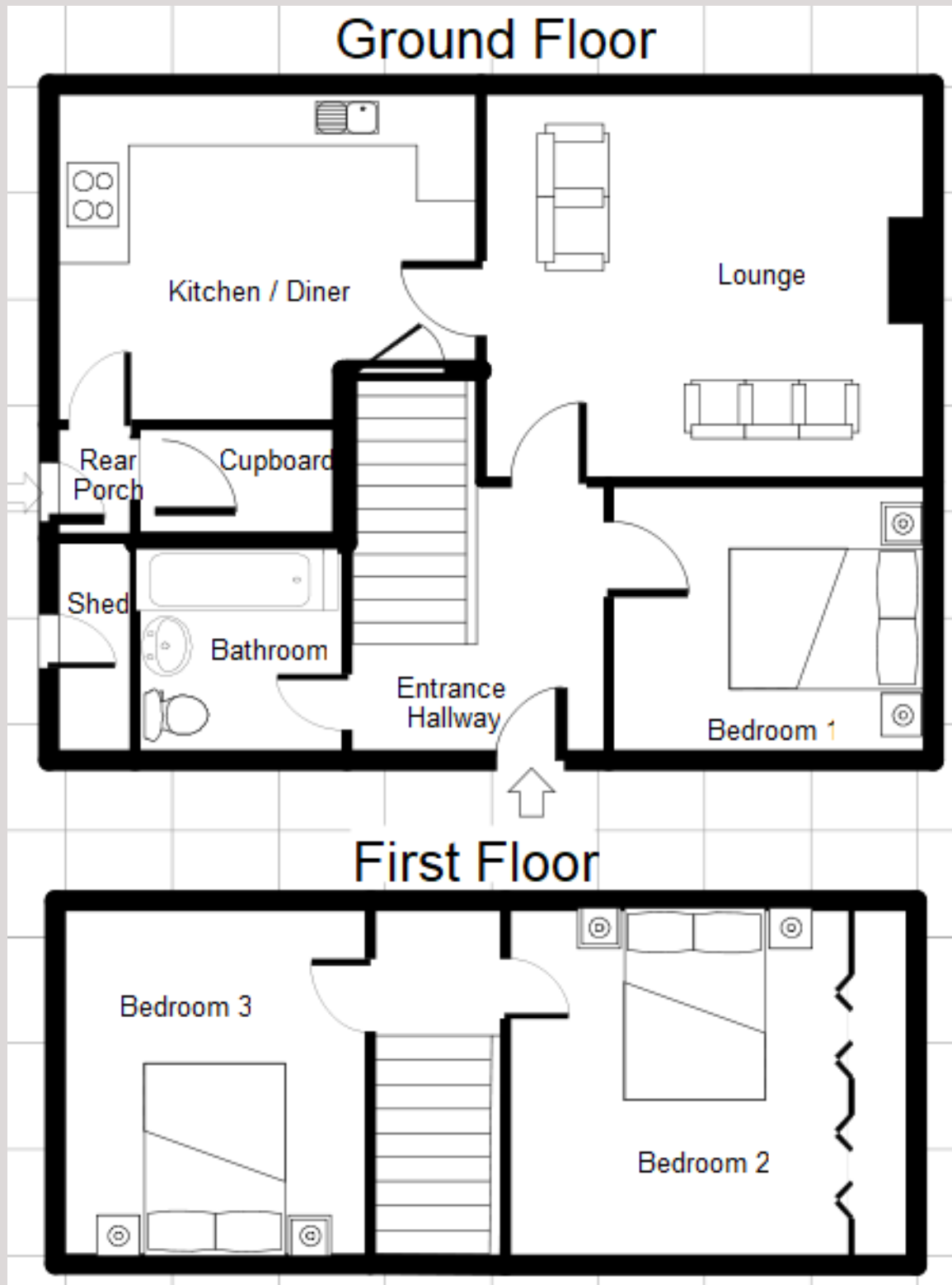
Home Report available

EPC Rating: Band F

Council Tax Band: A

Internal Area: 84m<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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