



**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 £112,500**

## **12 Newton Street, Stornoway, Isle of Lewis, HS1 2RE**

Conveniently located in Stornoway enjoying Harbour & Marina views we are pleased to welcome to the market this mid-terraced three bedroom property offering excellent potential to first time buyers to make this house their home.

### **Contact Us -**

*property@derekmackenzie.com*  
*01851 702211*





Conveniently located in Stornoway enjoying Harbour & Marina views we are pleased to welcome to the market this mid-terraced three bedroom property offering excellent potential to first time buyers to make this house their home. Accommodation comprises ground floor entrance, lounge, dining room and kitchen. First floor comprises shower room and two double bedrooms, one of which leads to a converted second floor attic space which could be used as a third bedroom.

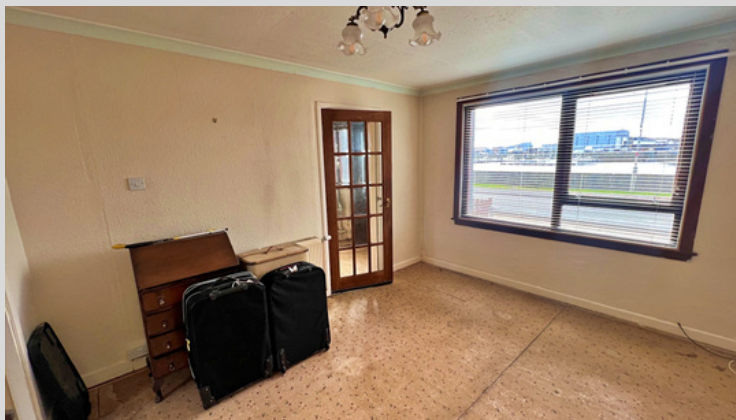
Externally to the rear of the property there is a private garden with drying area and wooden shed. To the front of the property there is a private concrete slab garden space and on street parking.

The property is a couple of minutes walk from the town centre with all amenities and services including shops and supermarkets, sports centre, art centre and all transport links

Entrance - 2.24m x 1.64m



Lounge - 3.53m x 3.77m



Kitchen - 3.72m x 2.65m



Dining Room - 2.75m x 2.20m



Shower Room - 1.83m x 1.87m



Bedroom 1 - 2.90m x 3.90m



Bedroom 2 - 5.18m x 3.02m



Converted Attic Space - 4.42m x 3.44m



External - Rear



External - Front



## Harbour & Marina Views



### 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>

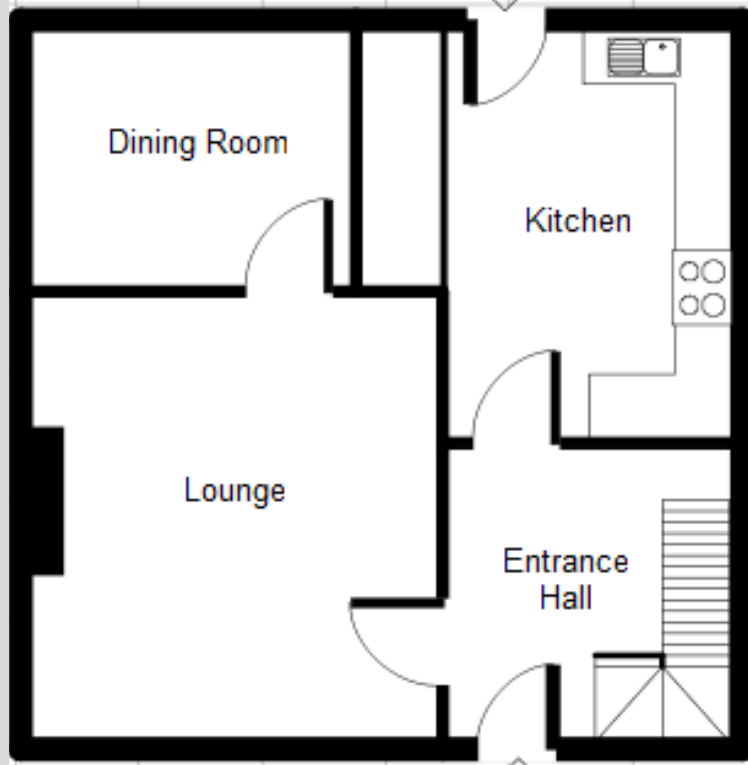
The foregoing particulars of sale are to be used as a guide only. No details are guaranteed and all measurements are approximate and are intended for general guidance only. We have not tested any services, equipment or appliances in the property and we advise prospective purchasers to commission their 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

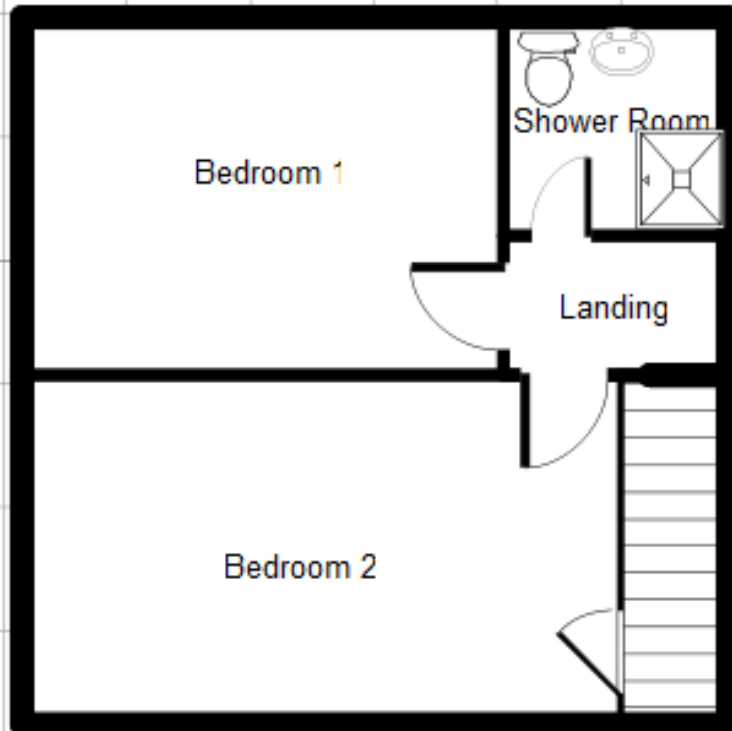
Director: Derek Mackenzie

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.

## Ground Floor



## First Floor



## Second Floor

