



**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 £240,000**

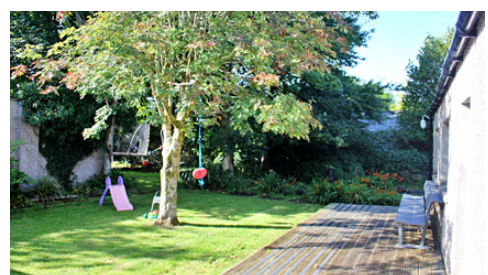


## **9 Scotland Street, Stornoway, Isle of Lewis, HS1 2JQ**

We are delighted to welcome to the market a superb opportunity to purchase this substantial, naturally bright four bedroom Town House located in the heart of Stornoway.

### **Contact Us -**

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





We are delighted to welcome to the market a superb opportunity to purchase this substantial, naturally bright, detached four bedroom traditional Town House located in the heart of Stornoway. The spacious property is perfect for family living comprising ground floor entrance, lounge, open plan kitchen and dining area, utility room, W/C, family room and two bedrooms. First floor comprises two double bedrooms and shower room.

Externally the property boasts secluded, generous garden space to the rear with mature planting, decking area and garage. Planning permission to develop the garage and extend the existing property has been approved should prospective purchasers wish to develop this impressive property for added living or working space (Planning reference: 21/00161/PPD)

Although there is on street parking available to the front of the property there is also space for off-street parking to be developed subject to relevant planning being obtained.

With the main town of Stornoway and Lews Castle Grounds on your doorstep you will not be stuck for peaceful, scenic, leisurely walks or cycles. All local amenities and services are within short walking distance including shops, supermarkets, sports centre and Schools. Viewing the property is highly recommended to appreciate the full potential of the property.

Lounge - 4.04m x 3.85m



Utility - 1.55m x 1.28m



W/C - 0.92m x 1.54m



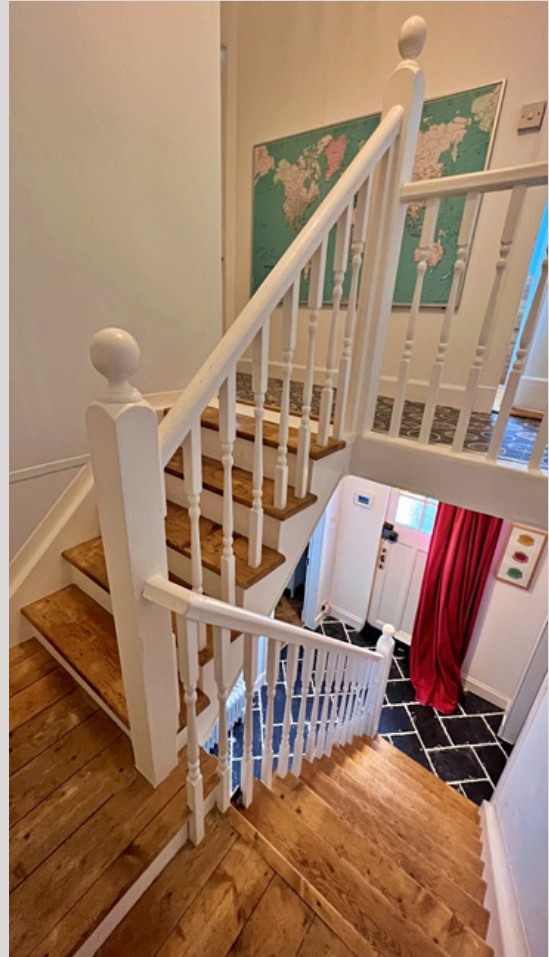
## Kitchen/Dining Space - 4.70m x 6.45m



## Family Room - 2.45m x 3.83m



# Hallway, Stairs & Landing



## Bedroom 1 - 3.77m x 4.41m



## Bedroom 2 - 3.58m x 2.54m



## Hallway



Bedroom 3 - 3.46m x 3.93m



Bedroom 4 - 4.07m x 3.90m



## Shower Room - 1.15m x 2.57m



## Garden

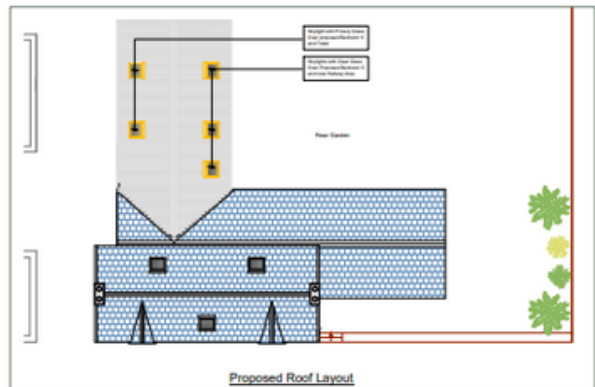
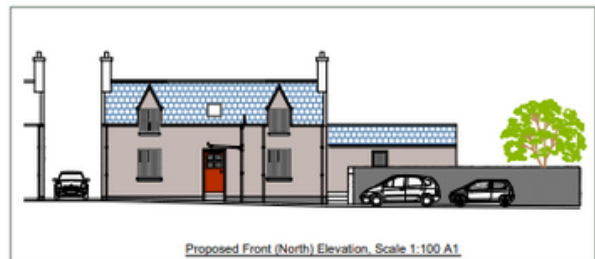
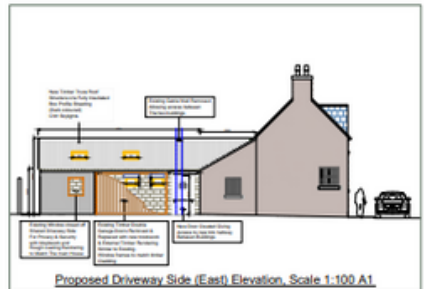
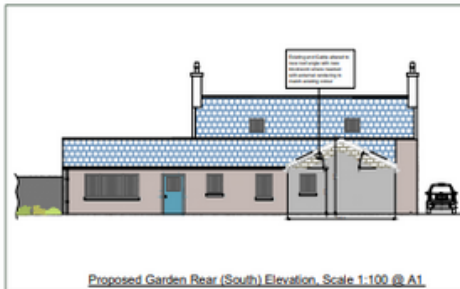
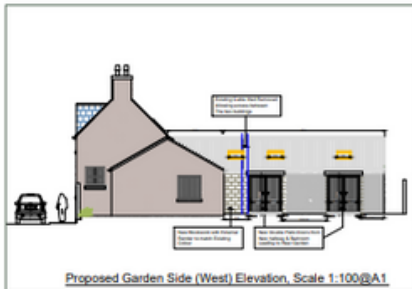




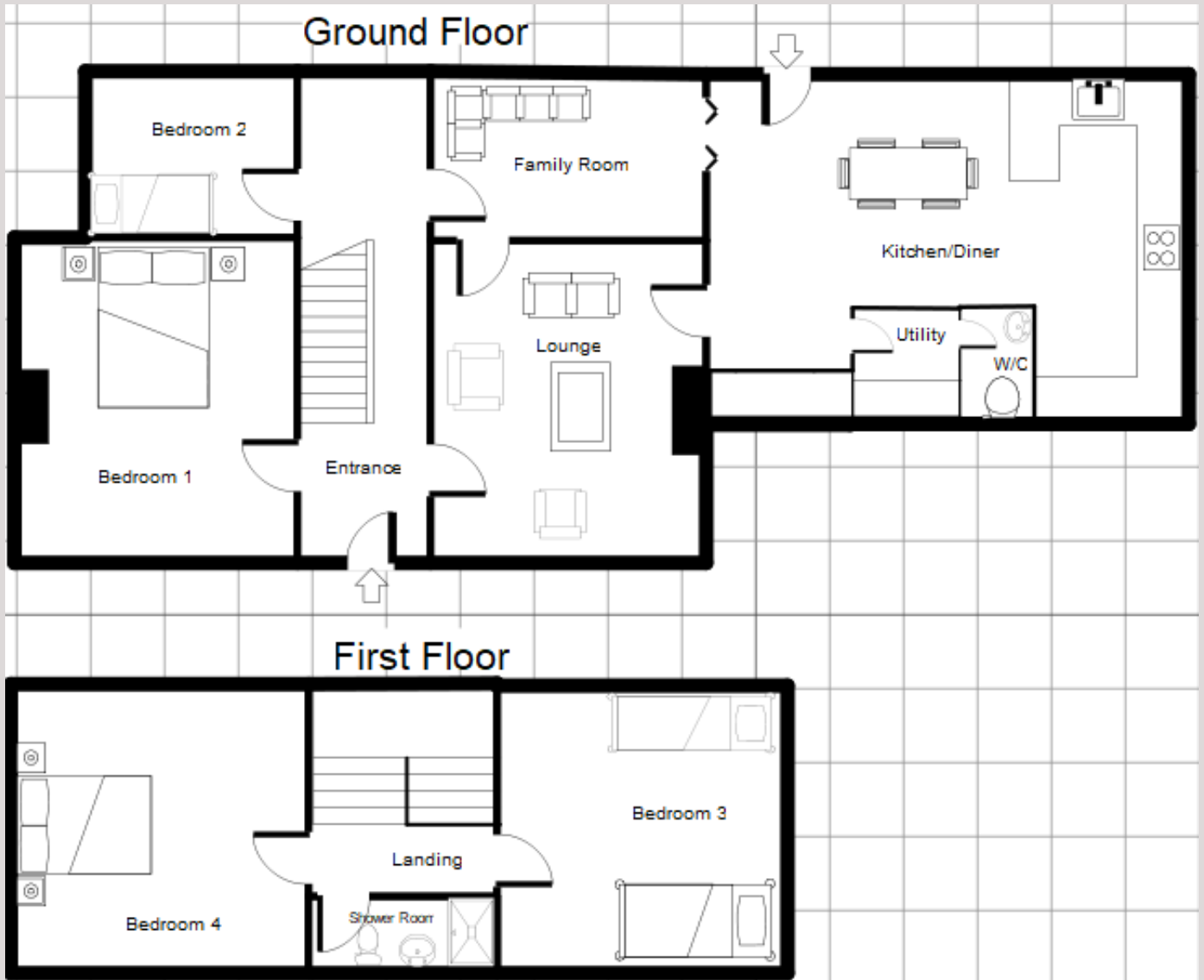
# Garage / Outbuilding



## Proposed Plans for renovation of Garage - Planning approved



# Floor Plan



## Additional Information

Home Report Available

Viewing is Strictly by appointment only

EPC Rating: Band D

Council Tax Band: D

Internal Area: 139m<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

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