

#### Derek Mackenzie Solicitors & Estate Agent

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

# HOUSE FOR SALE

OFFERS OVER £195,000

## Sithean, 66 Back Isle of Lewis HS2 0LQ

Located in the sought after area of Back on the East Side of Lewis, we are delighted to welcome to the market this attractive and cosy three bedroom bungalow enjoying panoramic views over the village of Back and towards Broadbay and Mainland Scotland.

### **Contact Us -**

property@derekmackenzie.com 01851 702211





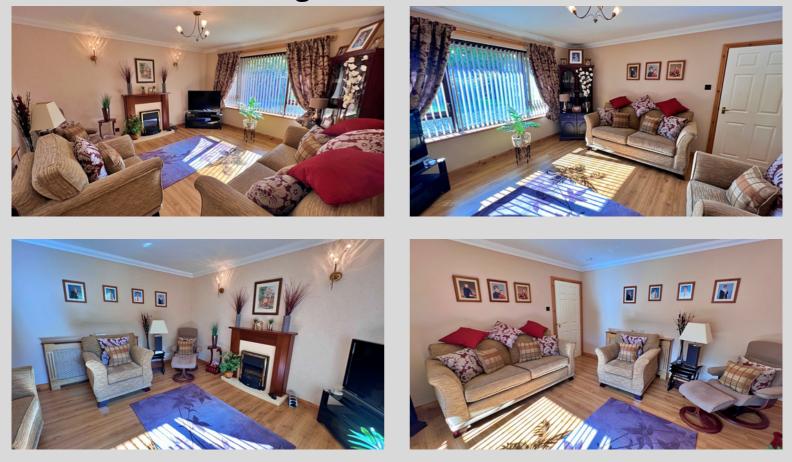
Located in the sought after area of Back on the East Side of Lewis, we are delighted to welcome to the market this attractive and cosy three bedroom bungalow enjoying panoramic views over the village of Back and towards Broadbay and Mainland Scotland.

Accommodation is presented in pristine, walk-in condition and comprises entrance porch, spacious lounge, open plan kitchen and diner, family bathroom and three bedrooms. The property benefits from ample built in storage along with oil fired central heating and uPVC windows throughout. Externally surrounding the property is an immaculate, wellmaintained garden with drying area, decking area and driveway with space for multiple vehicles.

This would be an excellent opportunity for family living or a retired couple looking for a peaceful lifestyle. The property is in close proximity to the local primary school, several sandy beaches, filing station, coffee shop, barbers and hairdressers and pharmacy. The main town of Stornoway is approximately

8 miles away with all amenities and services.

### <u>Lounge - 4.06m x 4.44m</u>



### <u>Kitchen/Diner - 5.19m x 3.29m</u>









# <u>Hallway</u>





# <u>Bathroom - 2.08m x 3.15m</u>







### <u>Bedroom 1 - 3.99m x 3.29m</u>







# <u>Bedroom 2 - 2.55m x 4.37m</u>



## <u>Bedroom 3 - 2.50m x 3.29m</u>



### <u>External</u>





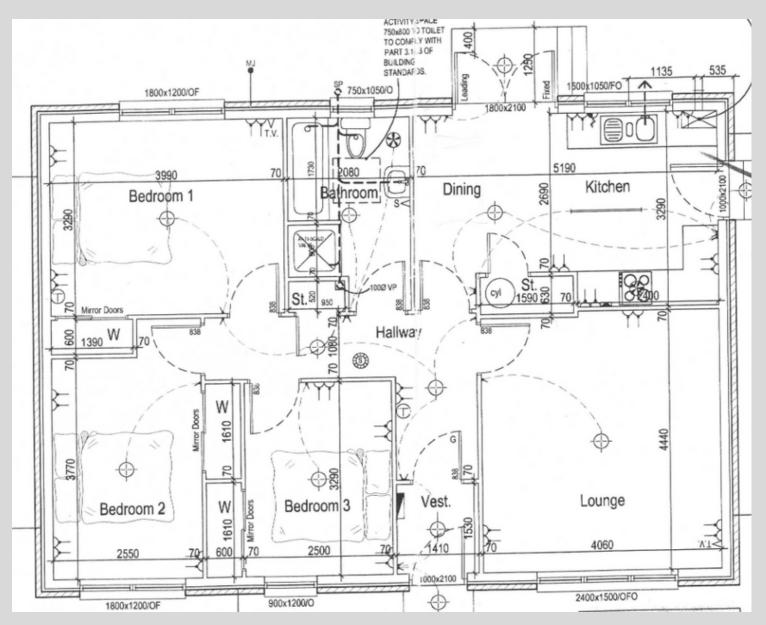






Additional Information Home Report available Viewing is strictly by appointment only EPC Rating: Band D Council Tax Band: C Internal area: 83m<sup>2</sup>

### <u>Floor Plan</u>



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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