



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 £75,000

82 Leurbost, Lochs, Isle of Lewis, HS2 9NX

Located in a quiet and peaceful crofting township, we welcome to the market this traditional three bedroom property in need of complete renovation yet full of potential to become a cosy family home.

Contact Us -

property@derekmackenzie.com
01851 702211





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Accommodation comprises ground floor entrance hallway, lounge, family room, bathroom, kitchen, utility, and rear porch storage. First floor comprises three bedrooms and landing with built in storage.

Externally there is an integrated single garage and garden ground surrounding the property.

There is a primary school, filling station with shop and post office and doctor surgery all within walking distance of the property and the main town of Stornoway is approximately 8 miles away with all amenities and services.

*Viewing is strictly by appointment only. Home Report available -
Non-mortgageable property.*

Lounge - 3.73m x 4.02m



Family Room - 4.86m x 3.70m



Kitchen - 4.05m x 4.79m



Entrance Hallway -
3.49m x 2.70m



Bathroom -
2.18m x 1.70m



Bedroom 1 - 3.70m x 4.02m



Landing - 3.42m x 2.69m



Bedroom 2 - 3.77m x 3.69m



Bedroom 3 - 3.49m x 2.59m





Additional Information

Viewing is strictly by appointment only

Home Report available

EPC Rating: Band G

Council Tax Band: C

Internal Area: 124m²

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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Number: SC540484. VAT Number: 127638792. Registered Office as above.