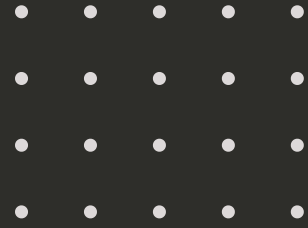




DEREK MACKENZIE
SOLICITOR & ESTATE AGENTS

Derek Mackenzie Solicitors & Estate Agent

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



HOUSE FOR SALE

OFFERS OVER £145,000



12 Fivepenny, Ness, Isle of Lewis, HS2 0XG

We are delighted to welcome to the market this traditional yet impressive home, ideal for family living located on the North Coast of Lewis in the village of Fivepenny, Ness.

Contact Us -

property@derekmackenzie.com
01851 702211





The spacious property comprises ground floor lounge, dining room, generous kitchen, rear porch/utility, family bathroom and five double bedrooms. First floor comprises converted loft space to form a sixth bedroom. Heating is by way of oil and windows are of uPVC throughout.

The property enjoys picturesque views over the surrounding village and is within easy access to all local amenities including Doctors Surgery, Primary School, two well stocked local shops one with fuel pumps and the other with a Butchery Department. Additionally, Sporsnis Community Centre includes a 10 pin bowling alley. Ness Historical Society and Tigh Dhonnachaidh (Music Centre) are extremely popular venues. The renowned Eoropie Playpark and white sandy beaches are close at hand as well as beautiful coastal walks. The main town of Stornoway is approximately 28 miles away.

The Croft Tenancy at 12 Fivepenny is also for sale by separate negotiation (R0765) and extends to approximately 1.42 hectares (3.50 acres) this would be ideal for residential purposes or agricultural purposes with the use of a stable already on the Croft.

(Sale of Croft Tenancy subject to Crofting Commission approval)
Viewing is strictly by appointment only.
Home Report available.

Lounge - 4.46m x 3.61m



Kitchen - 3.33m x 4.62m & 2.07m x 6.72m



Dining Room - 4.20m x 3.37m



Entrance Hallway -
1.49m x 8.69m



Rear Porch/Utility -
2.64m x 1.96m



Bedroom 1 - 4.44m x 4.32m



Bedroom 2 - 3.63m x 3.47m



Bedroom 3 - 3.42m x 3.71m



Bedroom 4 - 3.59m x 3.03m



Bedroom 5 - 3.80m x 3.05m



Bathroom - 2.81m x 2.93m



Bedroom 6 - 4.58m x 3.65m



Village Views



External - Front



Additional Information

Home Report available

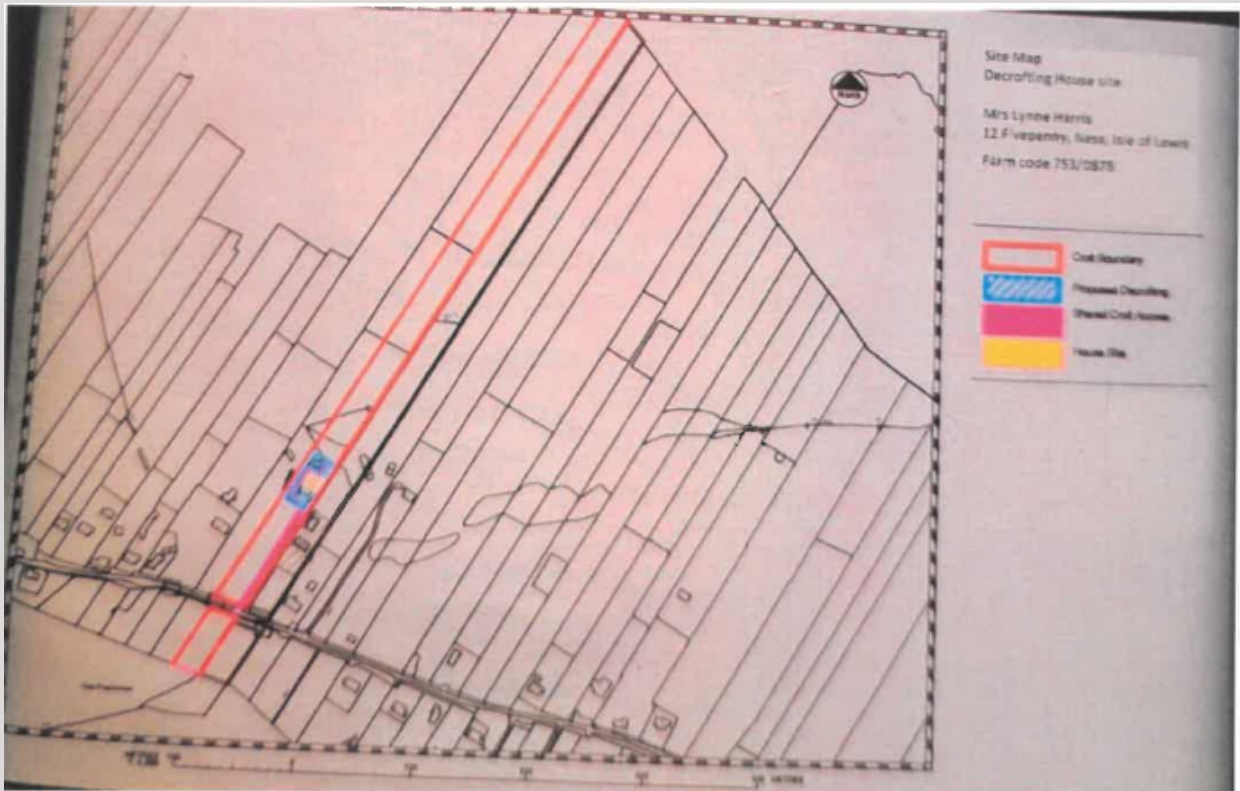
Viewing strictly by appointment only

EPC Rating: Band E

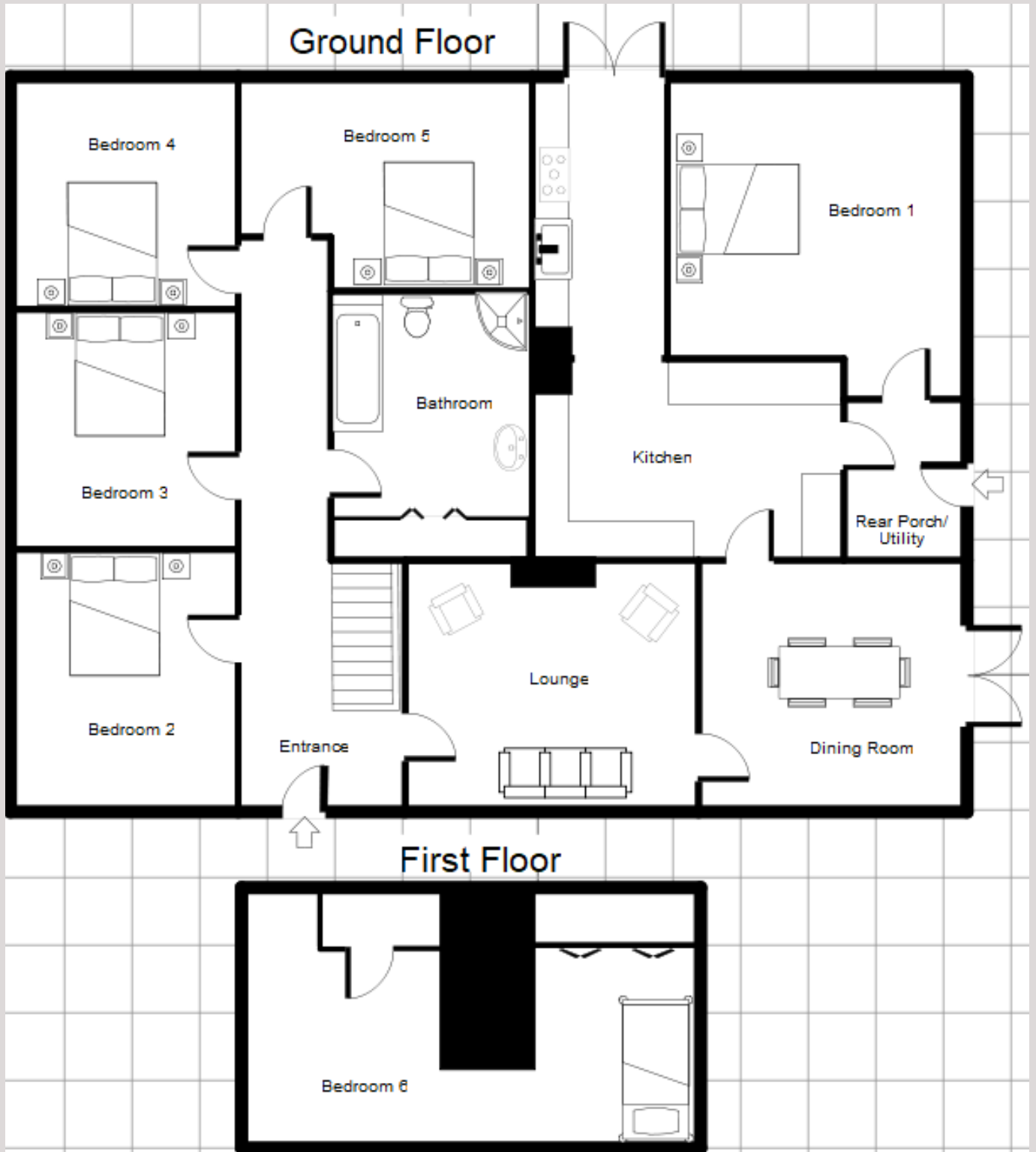
Council Tax Band: B

Internal Area: 155m²

Croft Plan



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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