



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 £150,000

6 Urquhart Gardens, Stornoway, Isle of Lewis, HS1 2TX

Located in the desirable area of Urquhart Gardens we are pleased to present to the market this charming three bedroom, semi-detached family home.

Contact Us -

property@derekmackenzie.com
01851 702211





Accommodation is presented over two floors comprising ground floor entrance porch, hallway, kitchen/diner, rear porch/utility, spacious lounge, double bedroom and W/C. First floor comprises two additional double bedrooms and bathroom.

The property boasts ample built in storage throughout and benefits from electric heating a uPVC windows throughout.

Externally the property further benefits from spacious garden ground to the rear with drying area, timber shed and decking area - Ideal for outdoor entertainment. To the front there is a tarmac driveway and array of shrubs and plants.

The property is within walking distance of all local amenities including Schools, Supermarkets, Doctors, Shops, transport links and the Western Isles Hospital, an ideal opportunity for family living.

SOLD AS SEEN

Kitchen/Diner - 7.59m x 3.31m



Utility/Rear Porch
2.98m x 0.94m

Front Porch
1.25m x 1.62m

W/C
1.89m x 0.98m



Lounge - 3.57m x 4.82m



Hallway - 3.82m x 2.70m



Bedroom 1 - 3.56m x 2.69m



Stairs



Bathroom - 2.00m x 2.16m



Bedroom 2 - 3.57m x 4.40m



Bedroom 3 - 3.28m x 4.40m



External - Rear



External - Front



Additional Information

Home Report available

Viewing is strictly by appointment only

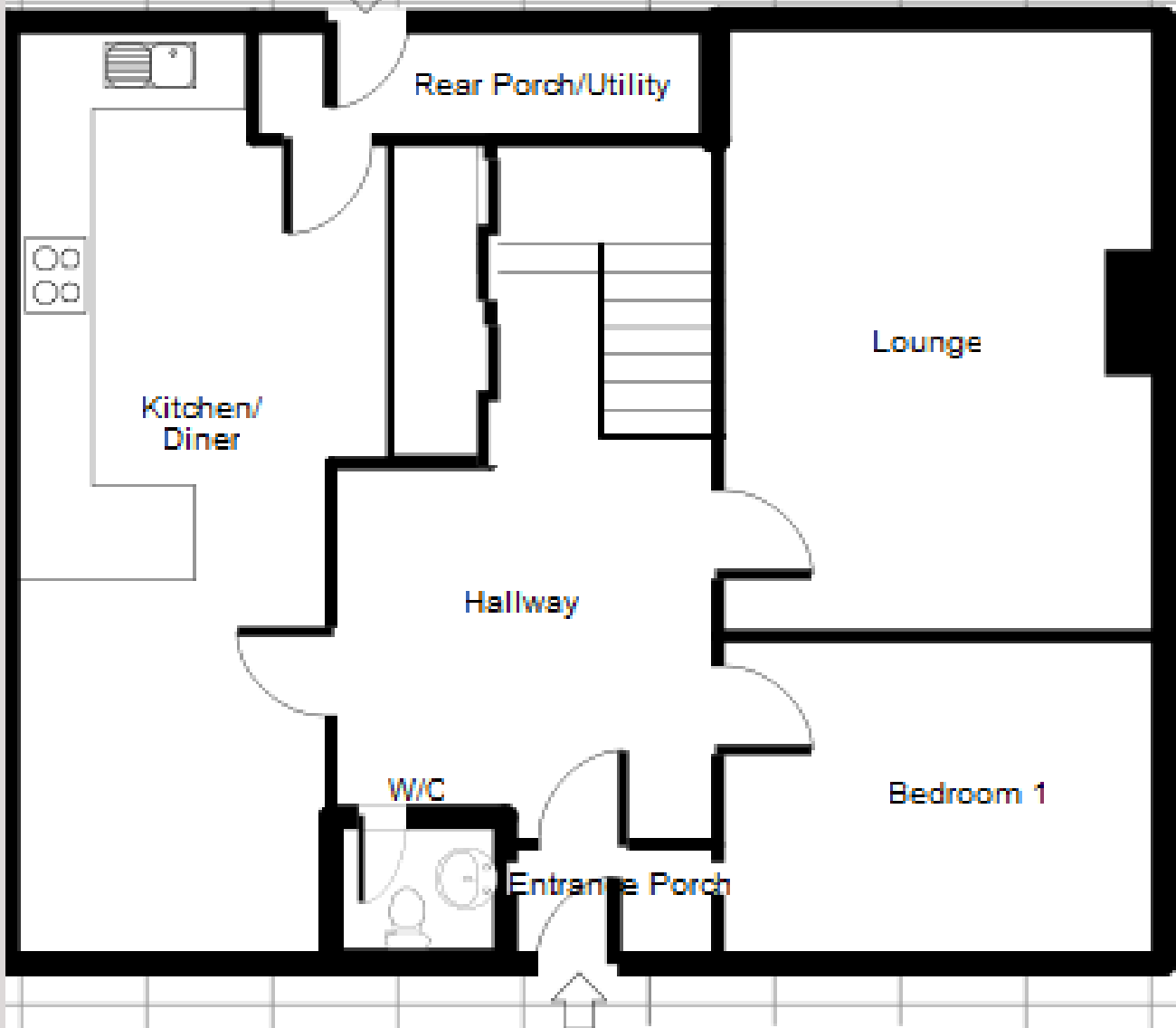
EPC Rating: Band E

Council Tax Band: C

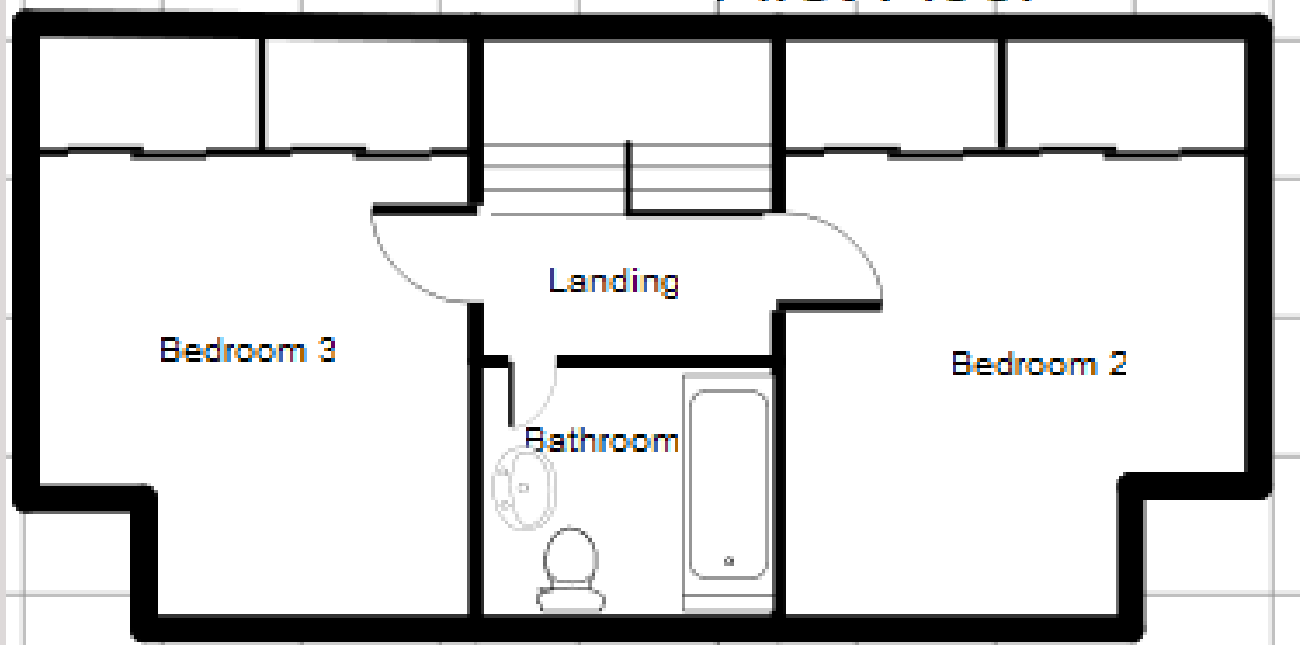
Internal Area: 112m²

Floor Plan

Ground Floor



First Floor



VETTING CAVEAT

Prior to entering into any formal legal agreement for the sale of the subjects pursuant to any offer received in response to this marketing exercise, in order to for the Scottish Police Authority to comply with Anti Money laundering Regulations and in fulfilment of the policing principles bidders will be subject to Police Scotland's standard vetting procedures. For this purpose bidders must submit with their offer the following information to allow a vetting check to be completed:-

- (a) where the bidder is an individual or individuals, the full name (including middle names), address (including full postcode), and date of birth of each bidder; or
- (b) where the bidder is a Partnership or Trust, the full name (including middle names), address (including full postcode), and date of birth of each Partner or Trustee and the full name (including middle names), address (including full postcode), and date of birth of each Trustor and any other persons who have power of representation, decision or control over in respect of the Partnership or Trust or otherwise connected to it; or
- (c) where the bidder is a company, a copy of the Certificate of Incorporation of the Company and, in respect of any company not listed on a regulated market, the full name (including middle names), address and date of birth of (i) each shareholder who ultimately owns or controls more than 25% of the shares or voting rights of the Company; (ii) each Director of the Company and the Company Secretary; (iii) any other persons who have power of representation, decision or control over or in respect of the Company or otherwise connected to it; and where the Company is part of a consortium each of the companies or entities within the group or consortia are required to provide the information at (i), (ii) and (iii) hereof in respect of each Company within the group or consortia.

In addition to the above information, the Declaration attached to the Sales Particulars must be completed and executed in a self-proving manner in terms of The Requirements of Writing (Scotland) Act 1995 by or, where appropriate due to the legal status of a bidder, on behalf of each bidder. The signed Declaration must accompany the offer of purchase. Failure to provide the information required and the signed Declaration may result in an offer not being considered.

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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