



**DEREK MACKENZIE**  
SOLICITOR & ESTATE AGENTS

## **Derek Mackenzie Solicitors & Estate Agent**

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



# **HOUSE & CROFT TENANCY FOR SALE**

**OFFERS OVER £275,000**



### **‘Ceol-na-Mara’ 18A New Tolsta, Isle of Lewis, HS2 0NN**

We are proud to welcome to the market this immaculate, traditional three bedroom family home and separate Croft Tenancy leading to the beautiful sands of Traigh Mhor Beach.

#### **Contact Us -**

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The well-maintained property is presented in pristine, walk-in condition and is perfect for family living while boasting panoramic views overlooking Tolsta Beach and towards Mainland Scotland which is framed perfectly by all front aspect windows. Accommodation comprises entrance porch, spacious lounge with double doors to family dining room creating the option for an open plan feel, modern kitchen/diner, utility room, W/C, family bathroom and three double bedrooms, all equip with built in wardrobes and one with en-suite facility.

Heating in the property is by way of oil fired central heating and windows and doors are of uPVC.

Externally the property benefits from ample well-kept, low maintenance garden ground to the front and rear with a tarmac driveway suitable for multiple vehicles. To the front of the property there is a detached large garage and shed, both with power connected.

The Croft Tenancy of 18A New Tolsta extending to approximately 0.915 hectares (2.26 acres) is also available for sale, offering excellent potential for a range of agricultural uses.

Viewing is highly recommended to fully appreciate this lovely family home.

Entrance Porch - 1.79m x 1.78m



Hallway - 7.46m x 2.23m



Lounge - 3.79m x 5.37m



Dining Room - 4.24m x 2.96m



## Kitchen/Diner - 5.35m x 4.30m



## Utility Room - 1.83m x 2.55m



W/C - 0.91m x 1.82m



Bathroom - 3.53m x 1.65m



Master Bedroom - 3.55m x 3.50m



En-Suite - 0.97m x 2.54m



Bedroom 2 - 2.98m x 3.00m



Bedroom 3 - 2.99m x 2.54m



External

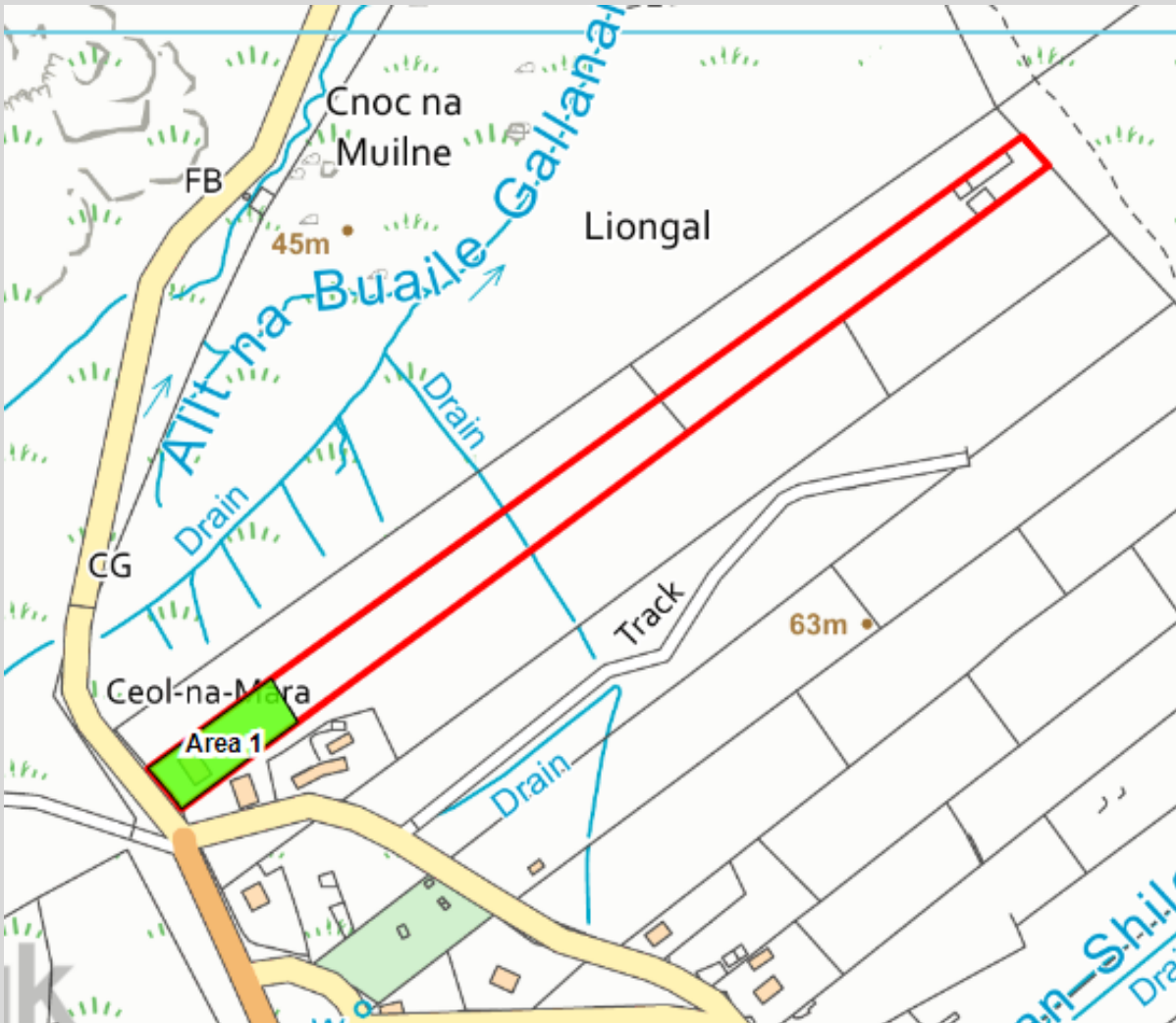




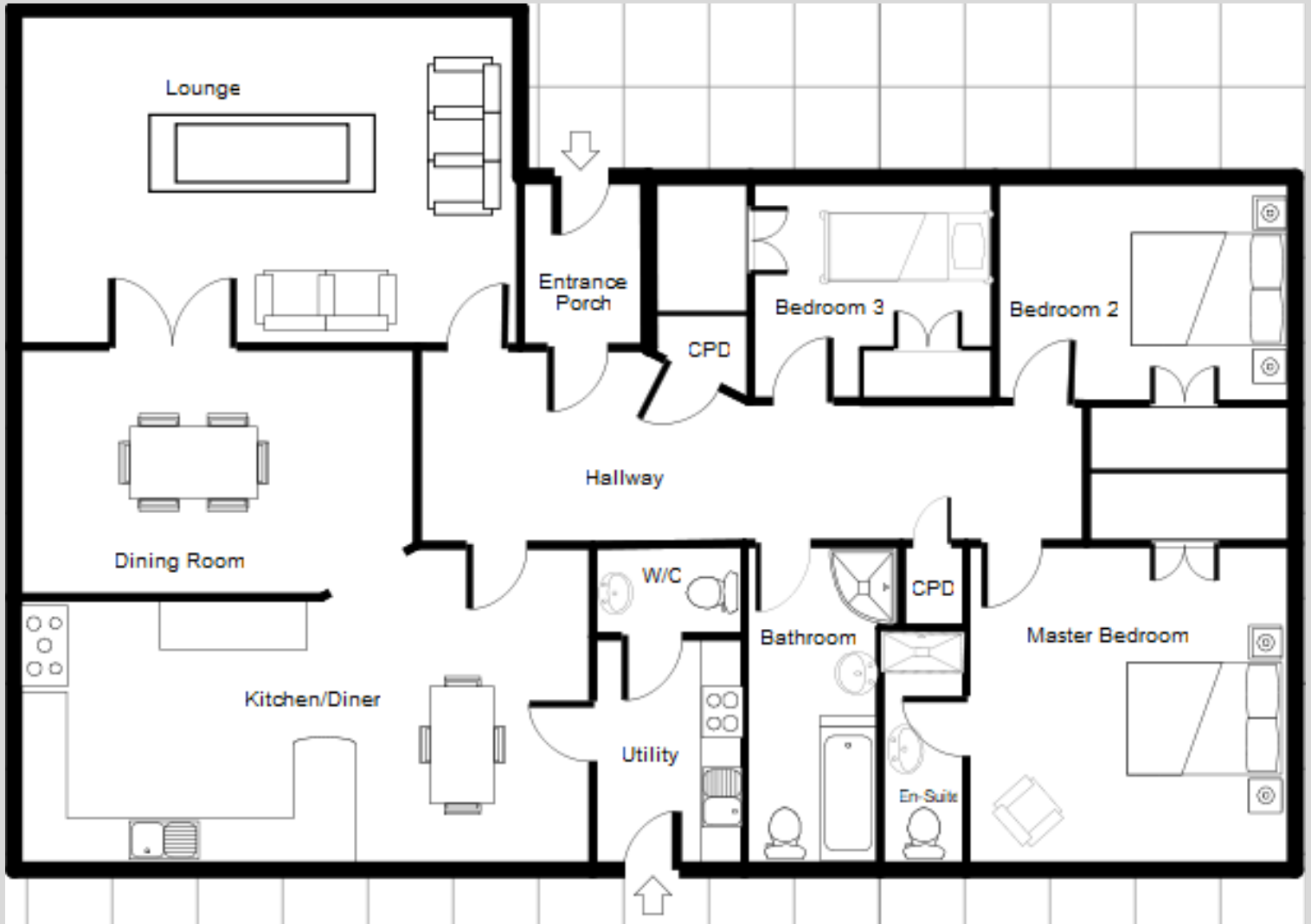
# Croft



# Croft Plan



## Floor Plan



## Additional Information

Home Report available

Viewing strictly by appointment only

EPC Rating: Band D

Internal Area: 128m<sup>2</sup>

Council Tax Band: D

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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