



HOUSE FOR SALE

OFFERS OVER £195,000

3 Berisay Place, Stornoway, Isle of Lewis, HS1 2TF

Located in a desirable, peaceful cul-de-sac on the outskirts of Stornoway Town Centre, we are pleased to welcome to the market this substantial four bedroom home offering excellent potential for family living.

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Although the property is in need of some modernisation, it offers excellent potential for prospective purchasers to make this house their home.

Accommodation is presented over one and a half storeys comprising ground floor entrance porch, hallway, spacious lounge, kitchen, utility vestibule, dining room, conservatory, shower room and two double bedrooms. First floor comprises two further bedrooms, a study (currently used as a bedroom), and W/C.

Heating in the property is by way of Gas and windows are pane timber, double glazed casement.

Externally to the rear of the property there is well-maintained landscaped garden with drying area, garage and concrete patio area, ideal for outdoor entertainment. To the front of the property there is garden ground with an array of mature shrubs and plants and paved driveway suitable for multiple vehicles.

Berisay Place is a short walk away from the Primary and Secondary school and in close proximity to the Hospital and town centre with all amenities and services.

Porch - 1.41m x 1.19m



Hallway - 4.56m x 3.33m



Lounge - 4.08m x 5.74m



Kitchen - 4.51m x 3.09m



Dining Room - 2.52m x 4.47m



Conservatory - 2.68m x 2.22m



Shower Room - 1.83m x 2.05m



Bedroom 1 - 3.62m x 3.99m



Bedroom 2 - 3.01m x 3.58m



Bedroom 3 - 2.67m x 3.18m



Study / Bedroom - 2.83m x 4.41m



Bedroom 4 - 3.70m x 4.11m



W/C - 1.25m x 1.77m



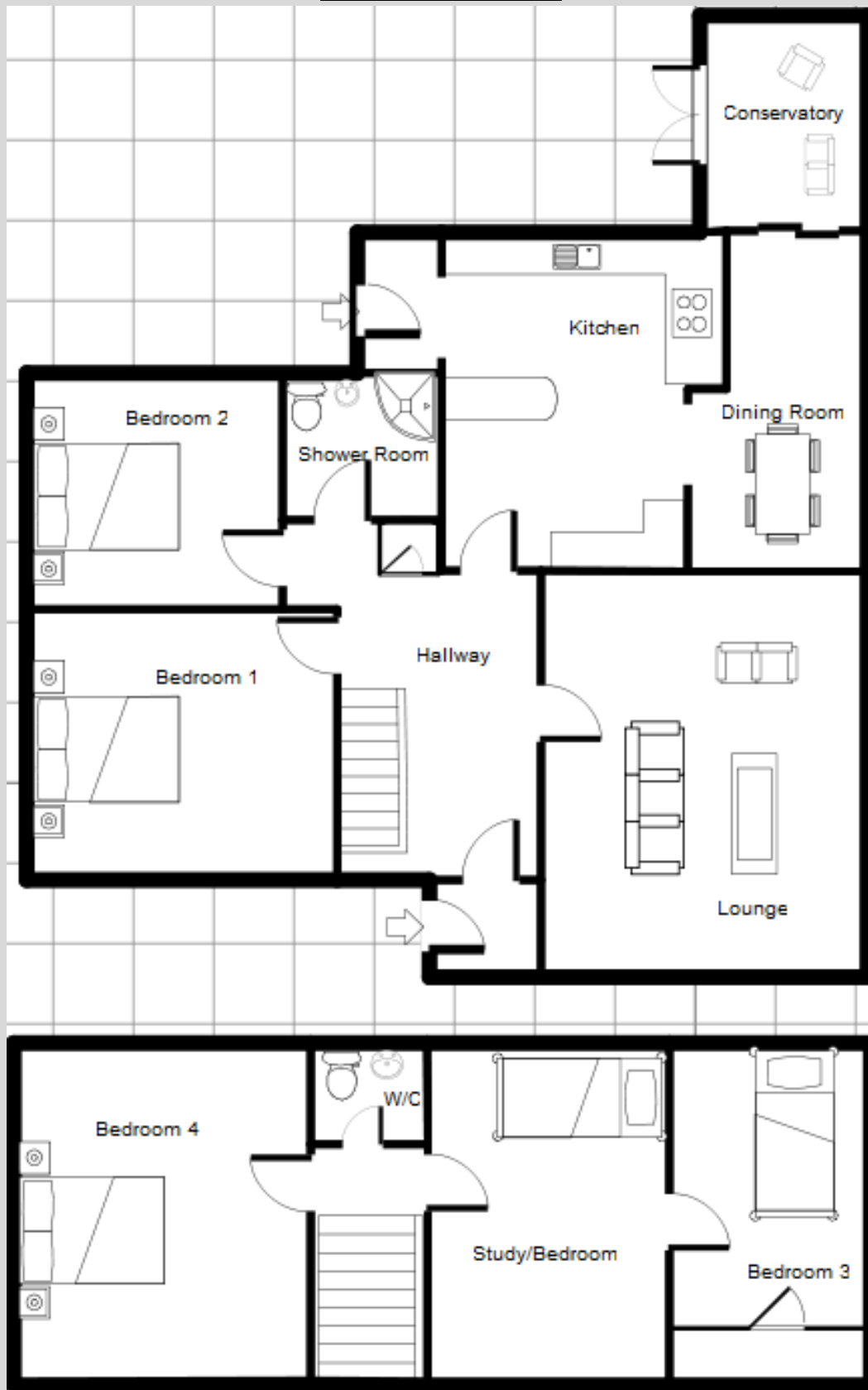
External - Rear



External - Front



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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