



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 £190,000



10 Back, Isle of Lewis, HS2 0LQ

We are pleased to welcome to the market this substantial five bedroom property located in the desirable area of Back, situated in close proximity to the lovely beaches of Coll, Back and Gress.

Contact Us -

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The unique and versatile home offers potential for a home based income with the opportunity for BnB services. It is also ideal for family living. Accommodation comprises ground floor open plan kitchen/diner/family area, utility room, lounge, shower room, family room, W/C and two double bedrooms, one with en-suite bathroom. First floor comprises three double bedrooms.

Heating in the property is by way of a system of radiators fired by an oil fuelled combination boiler in the main and windows are predominantly uPVC.

Externally there is spectacular garden ground surrounding the property with ample space to develop a stunning garden. To the rear of the property there is a large detached garage, driveway suitable for multiple vehicles and a storage container available for purchase by separate negotiation.

The property is in close proximity to the local primary school, several sandy beaches, filling station, coffee shop, barbers and hairdressers and pharmacy. The main town of Stornoway is approximately 8 miles away with all amenities and services.

Kitchen/Diner/Family Area - 3.78m x 7.64m



Utility - 3.23m x 1.69m



Lounge - 4.13m x 3.95m



Hallway - 1.71m x 5.60m



Shower Room - 2.13m x 1.53m



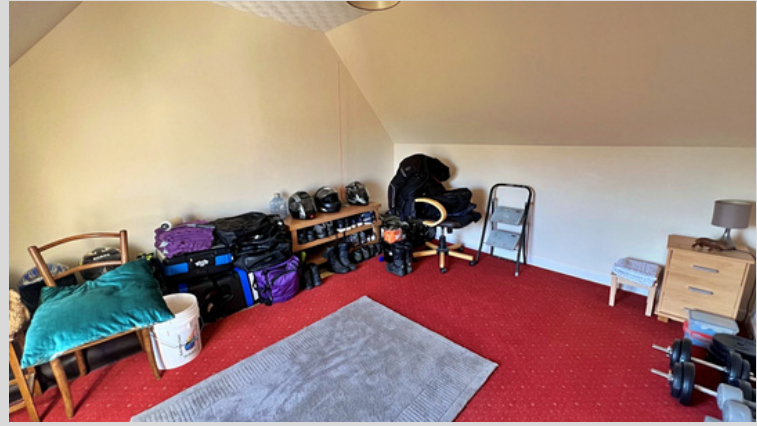
Bedroom 1 - 2.55m x 3.52m



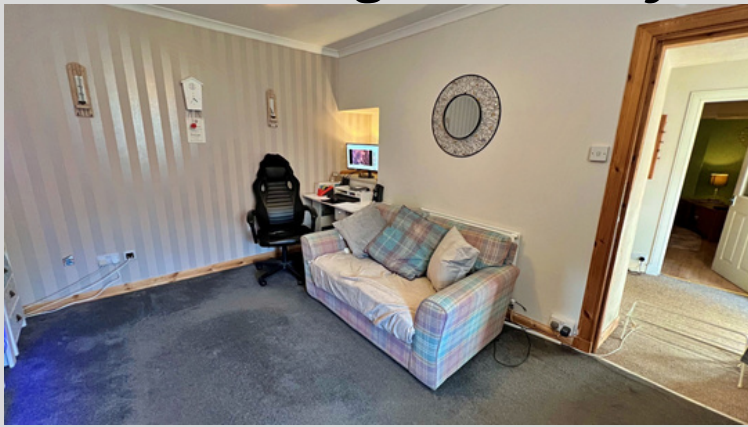
Bedroom 2 - 3.97m x 4.05m



Bedroom 3 - 3.50m x 3.92m



Lounge 2/Family Room - 3.36m x 4.09m



Bedroom 4 - 3.57m x 4.08m



En-Suite Bathroom - 3.96m x 2.15m



Hallway - 1.79m x 1.62m



W/C - 1.72m x 0.77m



Stairs & Landing - 1.75m x 4.00m



Bedroom 5 - 3.58m x 4.24m



External - Front



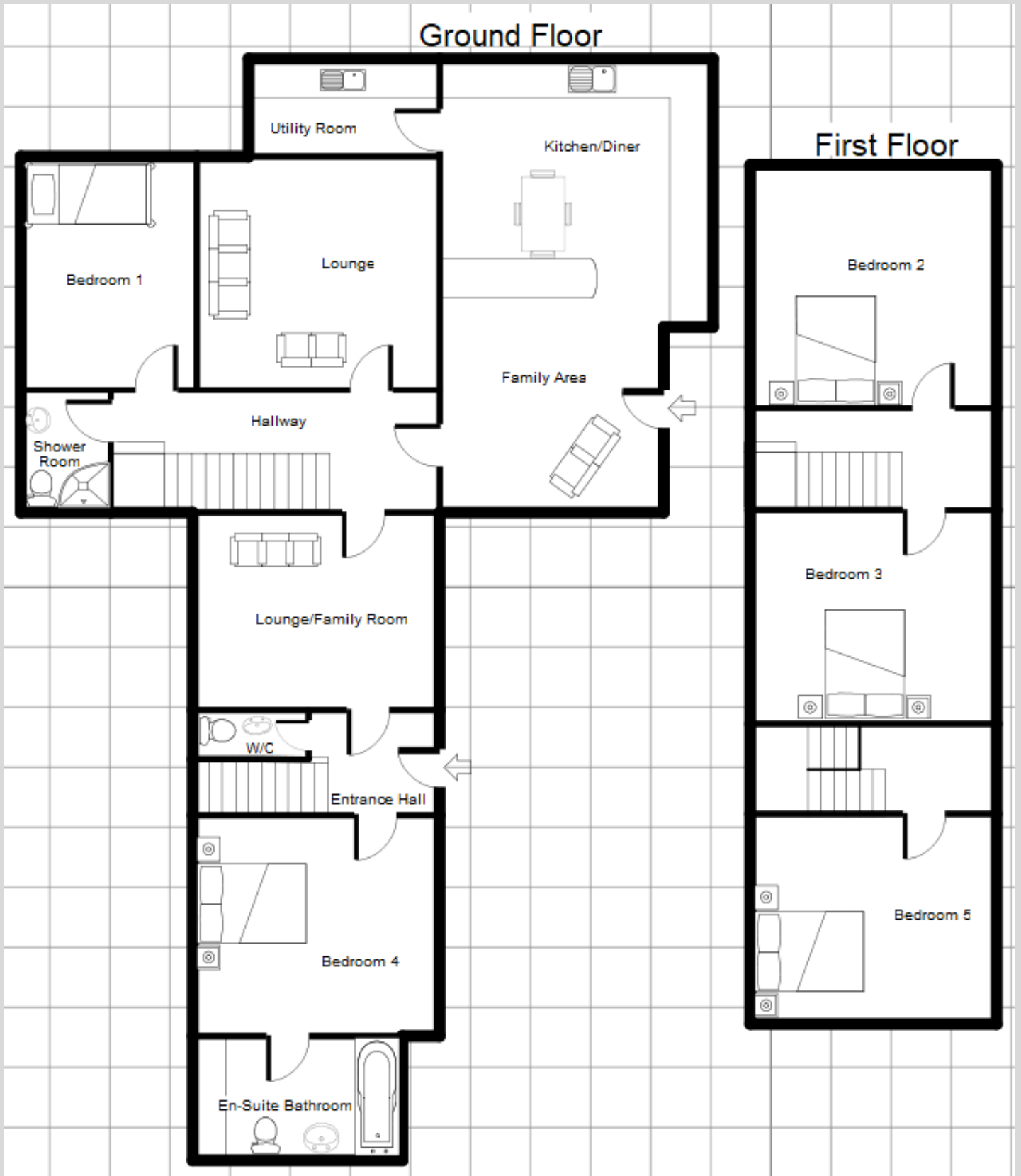
External - Rear



Garden



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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