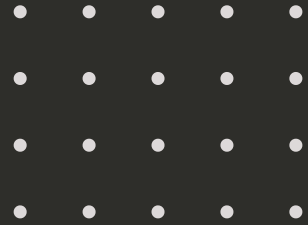




DEREK MACKENZIE
SOLICITOR & ESTATE AGENTS

Derek Mackenzie Solicitors & Estate Agent

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



HOUSE FOR SALE

OFFERS AROUND £167,000



13 Aignish, Isle of Lewis, HS2 0PB

Located in an area seldom seen on the market, we are delighted to present for sale this lovely, cosy three bedroom family home with detached Byre, enjoying stunning panoramic ocean views

Contact Us -

property@derekmackenzie.com

01851 702211





Accommodation is presented in walk-in condition over one and a half storeys comprising entrance porch/utility space, lounge, kitchen/diner, bathroom and bedroom/family room with spacious under stair cupboard. First floor comprises two double bedrooms.

Heating in the property is by way of oil fuelled combination boiler and windows are uPVC throughout.

Externally there is well maintained garden ground surrounding the property and to the rear there is a poured concrete 10m x 4m Byre with wood burning stove offering potential for multiple uses such as an Art Studio, Workshop or conversion into additional living space for Air BnB purposes (subject to relevant planning)

13 Aignish is located a stone's throw away from three lovely beaches, suitable for leisurely walks and well known for wild swimming. The property is also in close proximity to the local shop, Cafe and Primary School and on the main bus route to Stornoway Town Centre which is approximately 5 miles away

Entrance Porch/Utility - 2.01m x 2.01m



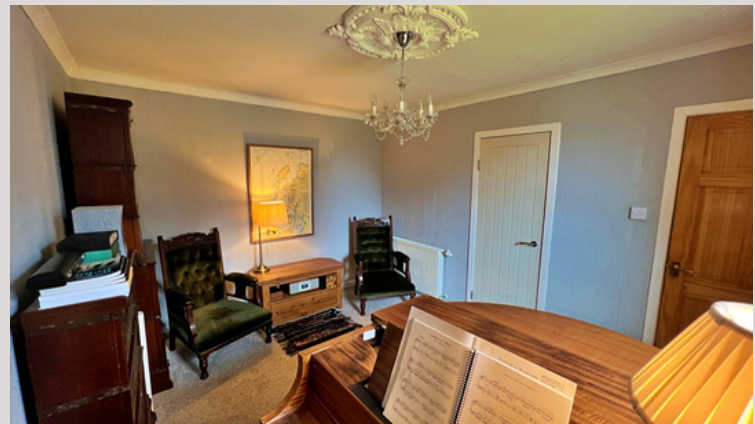
Lounge - 4.16m x 3.39m



Kitchen Diner - 3.85m x 3.41m



Bedroom 1 - 3.16m x 4.11m (Currently utilised as Music Room)



Bathroom - 2.26m x 1.58m



Hallway - 1.02m x 1.32m

Landing - 1.02m x 1.32m



Bedroom 2 - 3.69m x 3.37m



Bedroom 3 - 3.69m x 3.25m



Byre - 10.18m x 3.98m



Additional Information

Viewing is by appointment only

Home Report available

EPC Rating: Band F

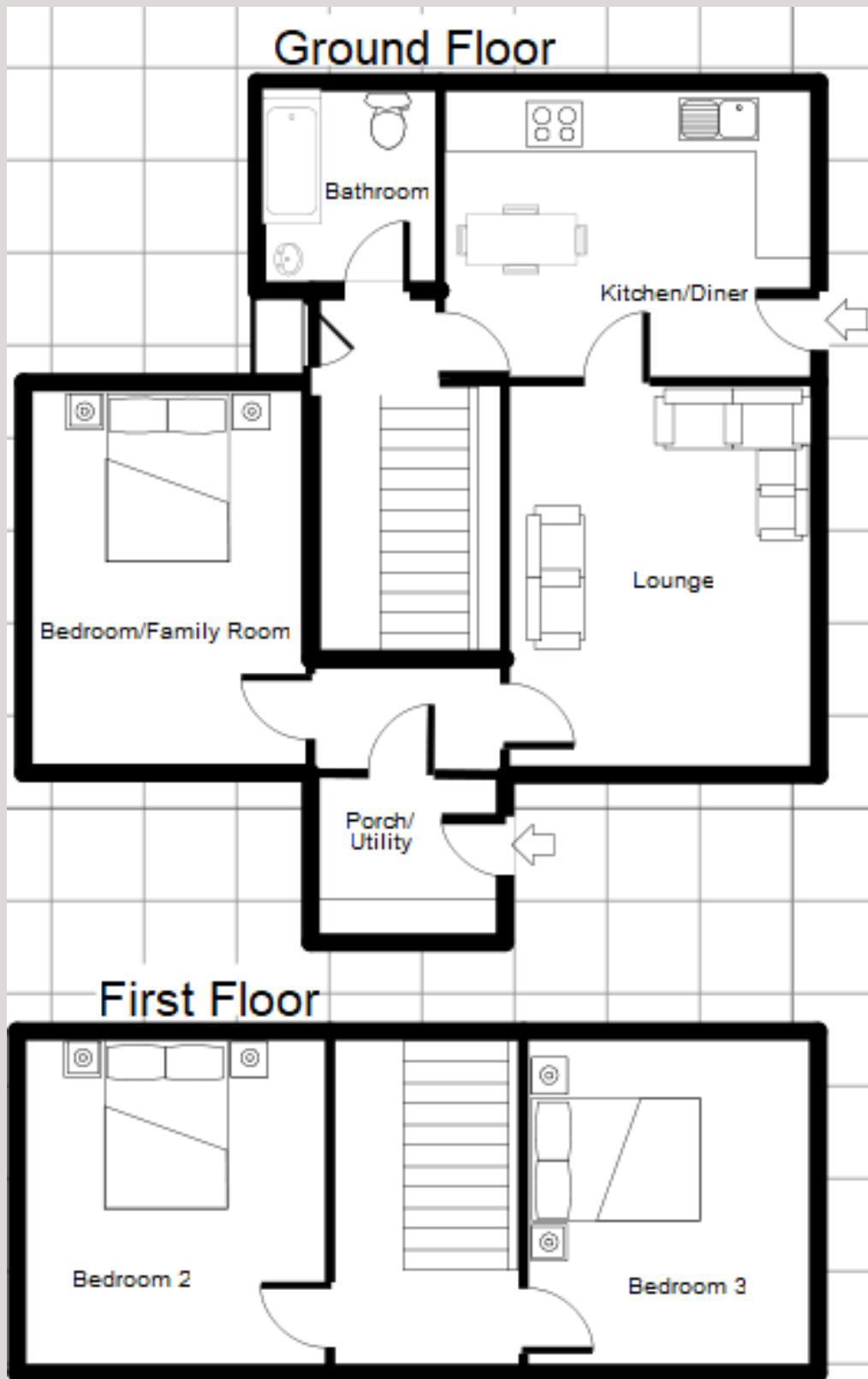
Council Tax Band: B

Internal Area: 81m²

Beautiful views



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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