

# HOUSE FOR SALE

OFFERS OVER £250,000

## Croft & Dwelling House at 39 Northton, Isle of Harris, HS3 3JA

Located in the scenic,  
peaceful township of  
Northton on the South Coast  
of Harris, we are pleased to  
present to the market Croft  
Tenancy with spacious 5  
bedroom Dwelling House.

### Contact Us -

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The property enjoys beautiful, panoramic sea views towards Northton Machair and Salt Marsh, and although in need of modernisation, the property lends itself perfectly for family living. The versatile home also offers potential for a home based income with the opportunity for BnB services.

Accommodation comprises ground floor entrance hallway, spacious lounge, kitchen/diner, dining room, bathroom and three bedrooms. First floor comprises two bedrooms and W/C.

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

The Croft Tenancy extends to approximately 1.30 hectares (3.21 acres) with additional land at Greaval extending to approximately 0.78 hectares (1.92 acres) - ideal for a range of agricultural purposes. Decrofting of the property is underway.

39 Northton is in close proximity to picturesque coastal walks and beautiful sandy beaches. Local amenities include community shop, golf course, school, churches and community centre.

***Property sold as seen with contents.***

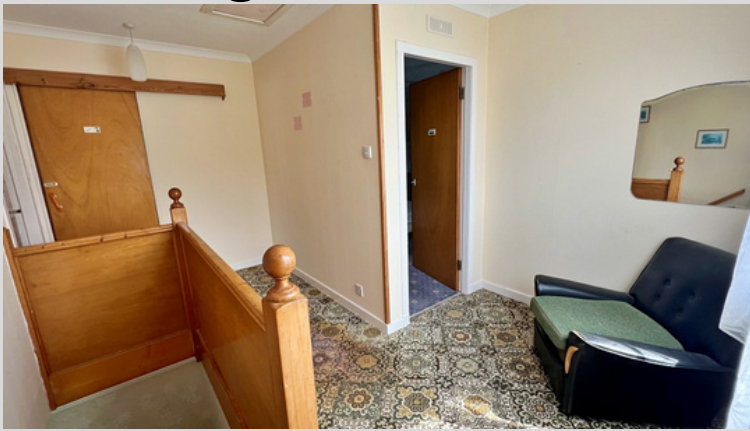
***Sale of Croft Tenancy subject to Crofting Commission approval.***



## Entrance Hallway - 4.23m x 6.87m



## Landing - 4.10m x 3.15m



## Lounge - 3.57m x 5.42m





Bedroom 1 - 3.60m x 3.69m



Bedroom 2 - 3.54m x 3.60m



Bedroom 3 - 2.44m x 3.60m



Dining Room - 3.58m x 2.64m





## Kitchen - 4.18m x 3.57m



## Bathroom - 2.43m x 2.10m





Bedroom 4 - 5.42m x 5.31m



Bedroom 5 - 3.35m x 3.83m



W/C - 1.09m x 1.98m





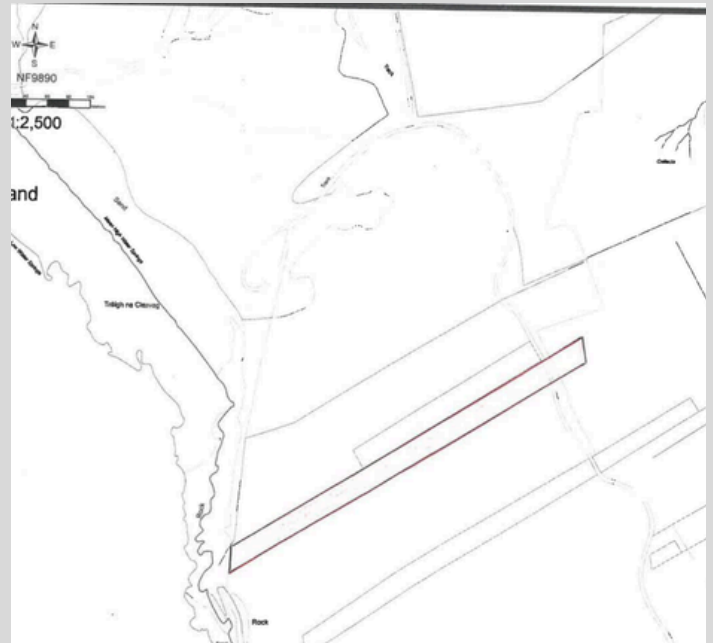
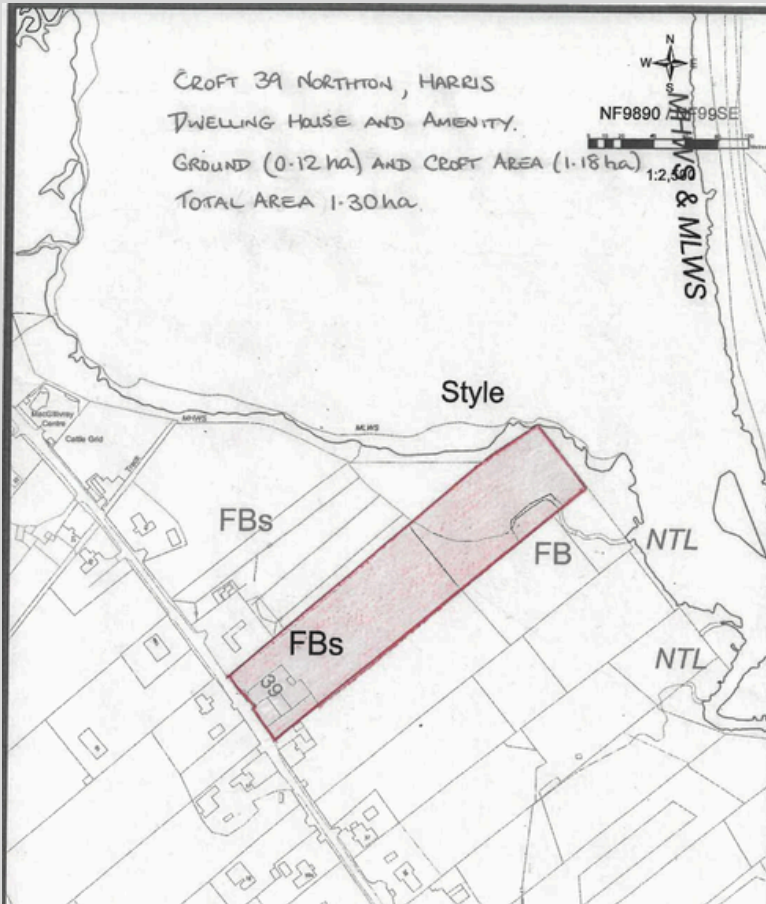
## External - Rear



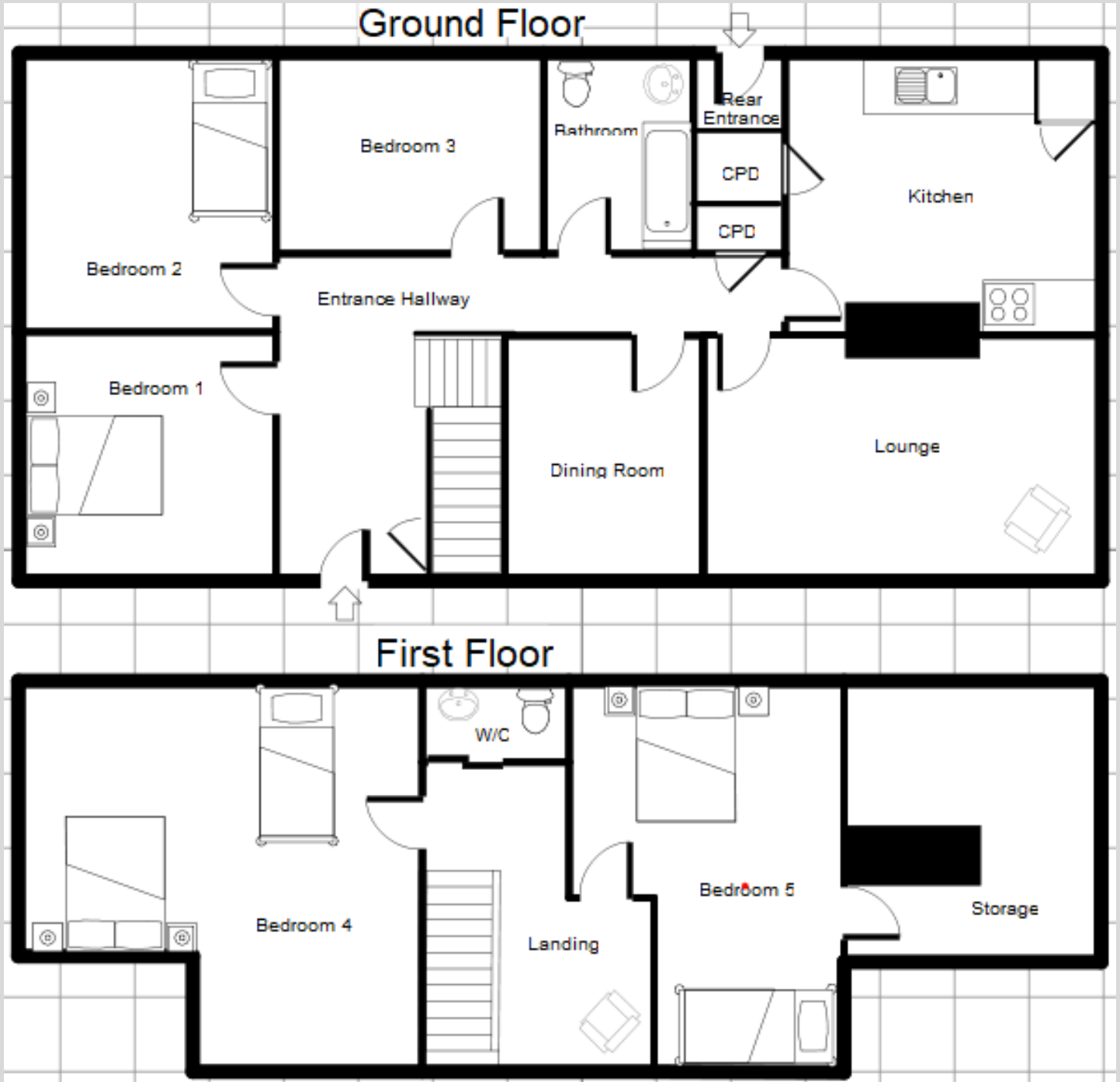
## Croft and Views



## Croft & Amenity Ground Plan



# 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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