



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 £140,000

Hill House, North Tolsta, Isle of Lewis, HS2 0NG

Located in an elevated position in the picturesque village of North Tolsta, we are pleased to welcome to the market this substantial four bedroom dwelling house.

Contact Us -

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Although the property is in need of some modernisation it is ready for a family to put their own stamp on it.

Accommodation is bright and spacious throughout comprising ground floor kitchen, rear entrance porch/utility area, lounge, shower room, entrance porch, hallway and double bedroom. First floor comprises three double bedrooms and W/C.

The property benefits from uPVC double glazing throughout and heating is by way of Oil

The house is situated in well maintained gardens and enjoys open views of the surrounding village and The Minch to the front.

Tolsta's stunning sandy beaches are a short drive away and there is a Post Office and Local Shop nearby. The main town of Stornoway is approximately 14 miles away with all amenities and services. In the village of Back approximately 6 miles away there is a pharmacy, primary school and filling station.

Viewing is by appointment only.

Front Porch - 1.07m x 2.95m



Hallway - 3.00m x 1.42m



Lounge - 6.11m x 3.63m



Kitchen - 4.45m x 4.10m



Rear Porch - 3.62m x 1.28m



Shower Room - 2.01m x 1.99m



Bedroom 1 - 3.13m x 6.09m



Landing - 3.00m x 3.49m



Bedroom 2 - 3.72m x 3.18m



Bedroom 3 - 2.47m x 3.02m



Bedroom 4 - 3.16m x 3.53m



W/C - 2.18m x 1.12m



Views



External - Front



External - Rear



Additional Information

Home Report available

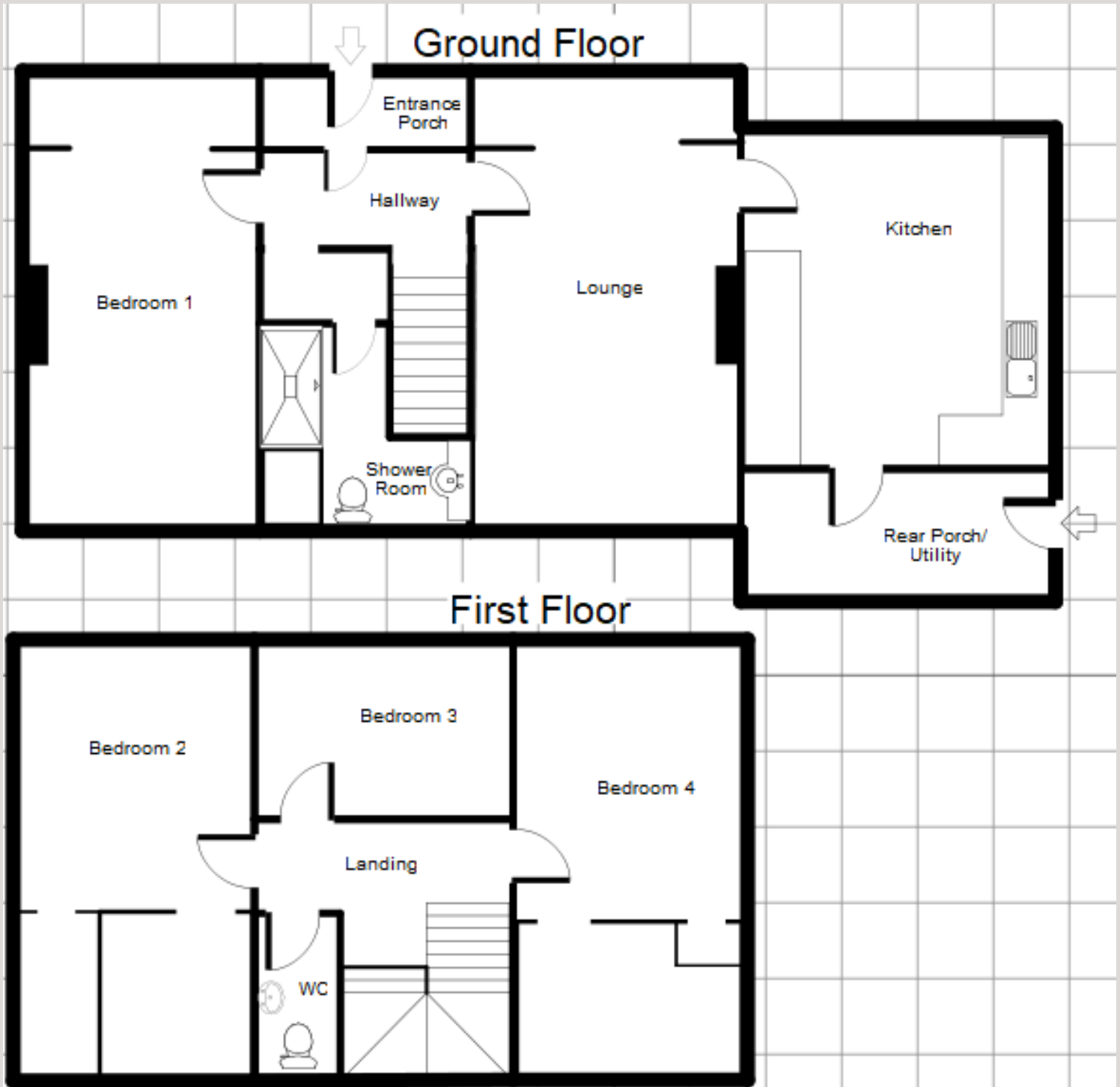
Viewing strictly by appointment only

EPC Rating: Band F

Council Tax Band: C

Internal Area: 131m²

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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