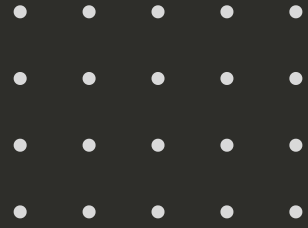


Derek Mackenzie Solicitors & Estate Agent

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



DEREK MACKENZIE
SOLICITOR & ESTATE AGENTS

HOUSE FOR SALE

OFFERS OVER £365,000



'Formosa' 3 Back, Isle of Lewis, HS2 0LQ

We are proud to present to the market an excellent opportunity to purchase this immaculate and impressive family home together with separate Croft Tenancy, enjoying stunning panoramic views overlooking Vatisker Beach and Broadbay towards Mainland Scotland.

Contact Us -

property@derekmackenzie.com

01851 702211





The property is set back off the road within substantial yet easy to maintain garden ground. Externally to the front there is an array of shrubs and plants with a considerable tarmac driveway leading to the property. There is also a wooden decking area ideal for outdoor entertainment while enjoying the peaceful sea views. To the rear of the property there is a large garage and paved drying area.

Accommodation is spacious and tastefully decorated throughout and presented in pristine, walk-in condition comprising ground floor entrance hallway, lounge, family room, kitchen with patio doors, dining room, utility room and W/C.

First floor comprises master bedroom with en-suite, family bathroom and three double bedrooms, all equip with built in wardrobes.

Heating in the property is by way of oil and windows are of wood effect uPVC sash windows.

The Croft Tenancy is located to the rear of the property and extends to approximately 0.894 hectares (2.21 acres) leading down towards the shore line. Ideal for a range of agricultural purposes. The garage is situated on the Croft.

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

Viewing is by appointment only and highly recommended to appreciate this stunning property.

Sale of Croft Tenancy subject to Crofting Commission approval.

Entrance Hallway - 6.34m x 2.32m



Family Room - 4.79m x 4.52m



Lounge - 5.01m x 4.77m



Kitchen - 4.81m x 5.73m



Dining Room - 3.48m x 4.29m



W/C - 2.04m x 1.39m



Utility Room - 6.11m x 2.07m



Family Bathroom- 2.87m x 3.81m



Landing - 4.97m x 2.16m



Master Bedroom - 4.86m x 4.14m



En-suite - 2.47m x 1.95m



Bedroom 2 - 3.66m x 3.53m



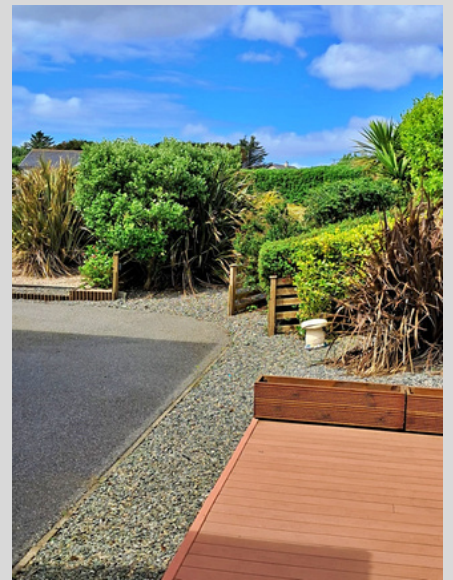
Bedroom 3 - 3.57m x 4.82



Bedroom 4 - 3.27m x 4.18m



External - Front





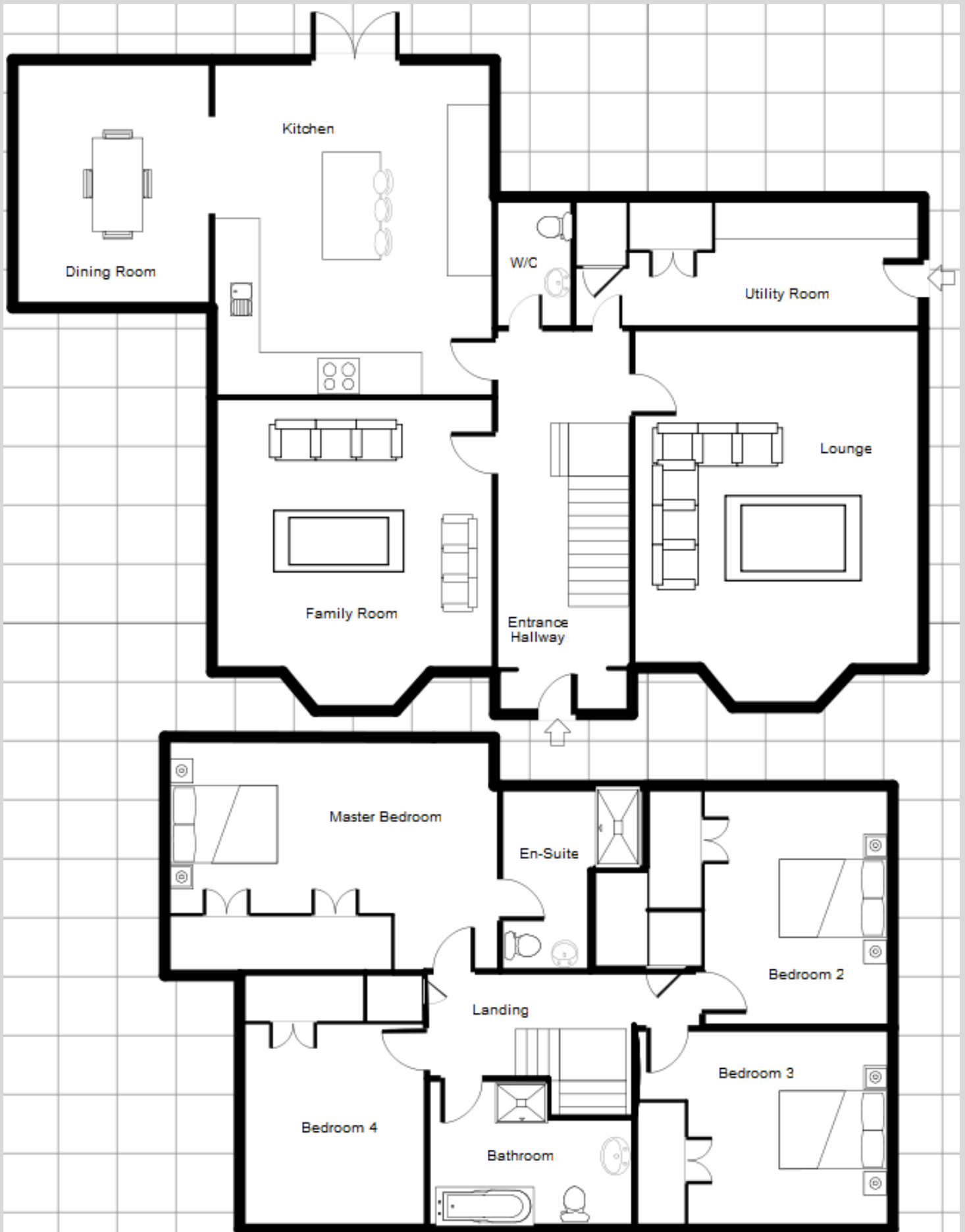
External - Rear



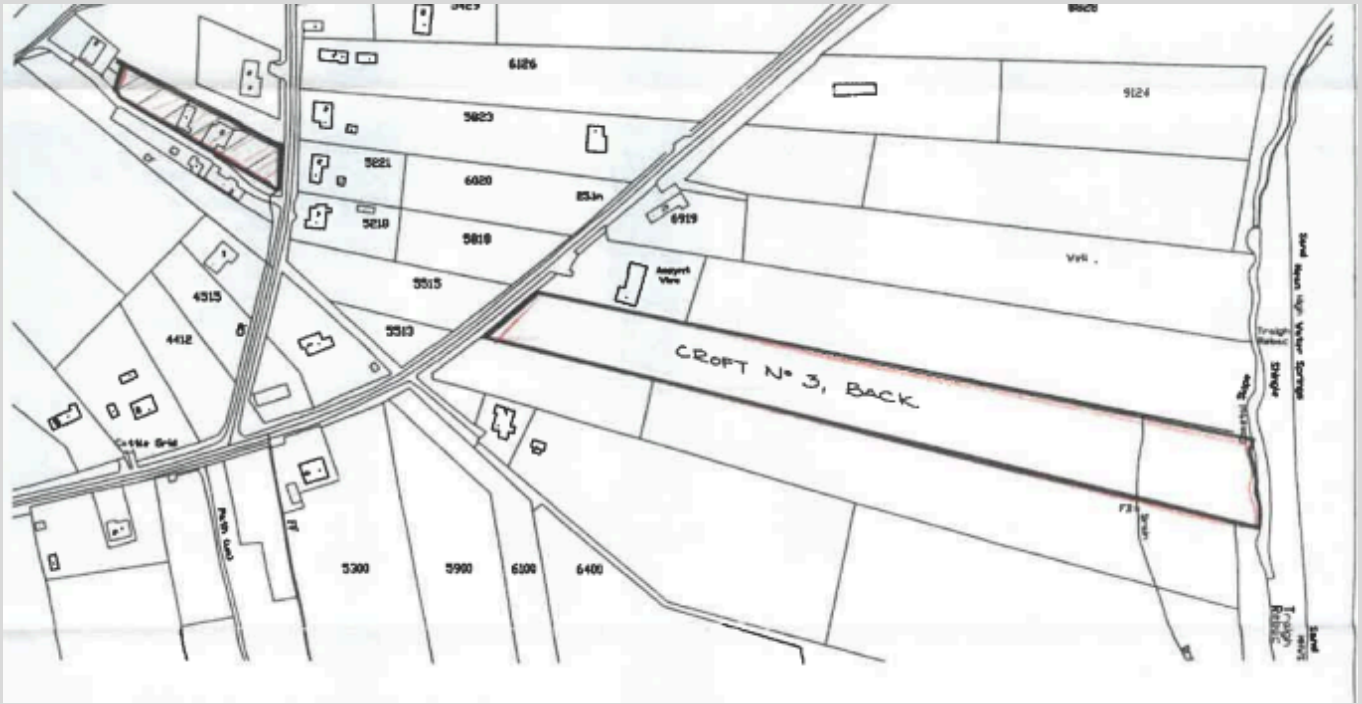
Croft & Views



Floor Plan



Croft Plan & Title Area



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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