



HOUSE FOR SALE

OFFERS OVER £135,000

9 Hill Street, North Tolsta, Isle of Lewis, HS2 0NP

We are pleased to introduce to the market this homely, one and a half storey detached, 3 bedroom dwelling house located in the peaceful and picturesque village of Tolsta on the Isle of Lewis.

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The property is ideal for family living and offers excellent potential for prospective purchasers to put their own stamp on it. Accommodation comprises of ground floor living room, kitchen/diner, one bedroom, shower room/WC, utility vestibule. First floor comprises two bedrooms and box/study room.

The property benefits from double glazed upvc and timber 'velux' rooflight design and heating is by way of oil.

Externally there is a well-maintained, spacious garden surrounding the property and a 6m x 4m barn. This space offers great potential for multiple uses such as an art studio, workshop or conversion into additional living space (subject to relevant planning).

Tolsta's stunning beaches are only 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 strictly by appointment only

Entrance Hallway - 5.68m x 1.03m



Shower Room - 2.27m x 2.37m

Utility - 1.46m x 2.37m



Lounge - 3.69m x 3.48m



Kitchen - 3.67m x 3.51m



Bedroom 1 - 2.88m x 3.37m



Bedroom 2 - 1.99m x 4.09m



Bedroom 3 - 4.65m x 2.23m



Box Room/Study - 1.74m x 3.37m



Views



External



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

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