

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 £240,000

Croft & Dwelling House at 3 Upper Barvas, Isle of Lewis, HS2 0QX

Located in the peaceful
village of Barvas on the West
Coast of the Isle of Lewis, we
are pleased to welcome to the
market this Croft Tenancy and
traditional, cosy Croft House

Contact Us -

property@derekmackenzie.com

01851 702211





Accommodation is bright and welcoming and comprises ground floor entrance porch, living room, bedroom, dining room, hallway, shower room and kitchen. First floor comprises of a further two bedrooms.

Heating is by way of oil and the property benefits from double glazed uPvc design windows.

Externally to the rear of the property there is a detached large garage and concrete patio area. There is low maintenance garden ground surrounding the property and private driveway with off road parking for multiple vehicles.

The Croft Tenancy approximately extends to an impressive 9.48 hectares (23.43 acres) which would be ideal for a range of agricultural uses.

There is a local primary school and filling station nearby, with a regular bus service into the main town of Stornoway, which is approximately 13 miles away, with all amenities and services

Sale of Croft Tenancy subject to Crofting Commission approval.

Entrance Porch - 1.63m x 2.02m



Hallway - 8.18m x 2.20m



Lounge - 4.06m x 3.98



Bedroom/Family Room - 3.86m x 4.15m



Dining Room - 4.26m x 2.76m



Kitchen - 2.38m x 4.23m



Shower Room - 1.81m x 2.27m



Landing



Bedroom 2 - 3.80m x 3.82m



Bedroom 3 - 3.85m x 3.81m



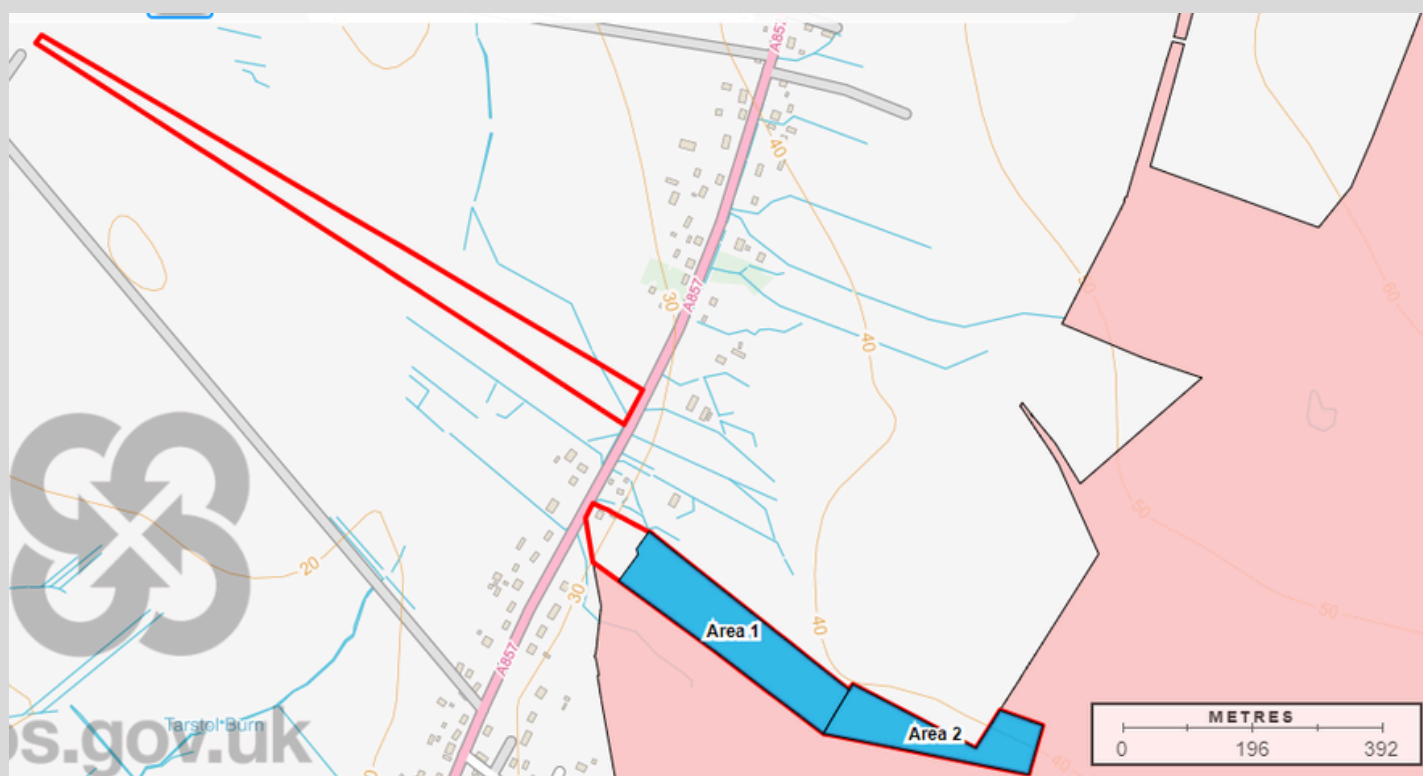
External - Rear



External - Front



Croft



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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