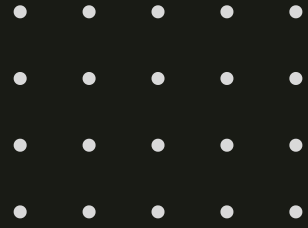




DEREK MACKENZIE
SOLICITOR & ESTATE AGENTS

Derek Mackenzie Solicitors & Estate Agent

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



HOUSE FOR SALE

OFFERS OVER £285,000



31 Goathill Road, Stornoway, Isle of Lewis, HS1 2NL

In a convenient and prominent private residential area in Stornoway, we are delighted to introduce to the market this impressive, generously proportioned, detached 4-bedroom dwelling house ideally suited for family accommodation.

Contact Us -

property@derekmackenzie.com

01851 702211





The attractive property is well maintained, and accommodation is spacious and bright throughout comprising ground floor entrance porch, lounge, kitchen/diner, utility, dining room (currently used as a bedroom), family room and WC. First floor comprises four double bedrooms one with en-suite shower room and a family bathroom.

The property benefits from ample built-in storage throughout, heating is by way of Gas and windows are double glazed.

Externally there is a single detached garage to the side and well-maintained garden ground surrounding the property with an array of attractive shrubs and plants.

There is a local primary school and secondary school a short walk from the property. The property is within walking distance to all amenities Stornoway has to offer including shops and supermarkets, restaurants, healthcare, education, art centre, sports facilities and transport links.

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

Hallway - 6.11m x 1.89m



Kitchen - 5.43m x 3.88m



Utility - 1.60m x 3.89m



Lounge - 4.17m x 3.76m



W/C - 1.79m x 1.45m



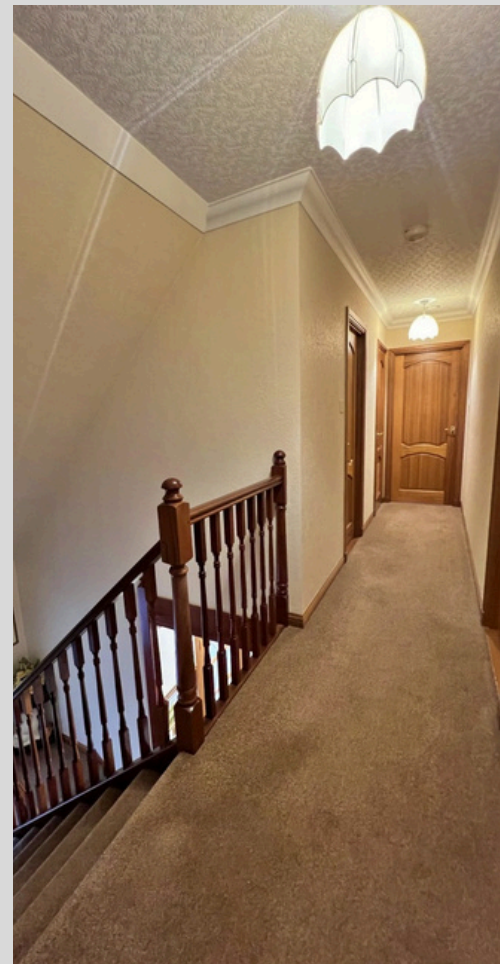
Family Room - 7.78m x 3.87m



Dining Room - 3.74m x 3.16m



Stairs & Landing - 5.50m x 2.77m



Bedroom 1 - 3.53m x 3.12m



Bedroom 2 - 4.88m x 3.19m



Bedroom 3 - 4.15m x 3.13m



Master Bedroom - 4.24m x 4.58m

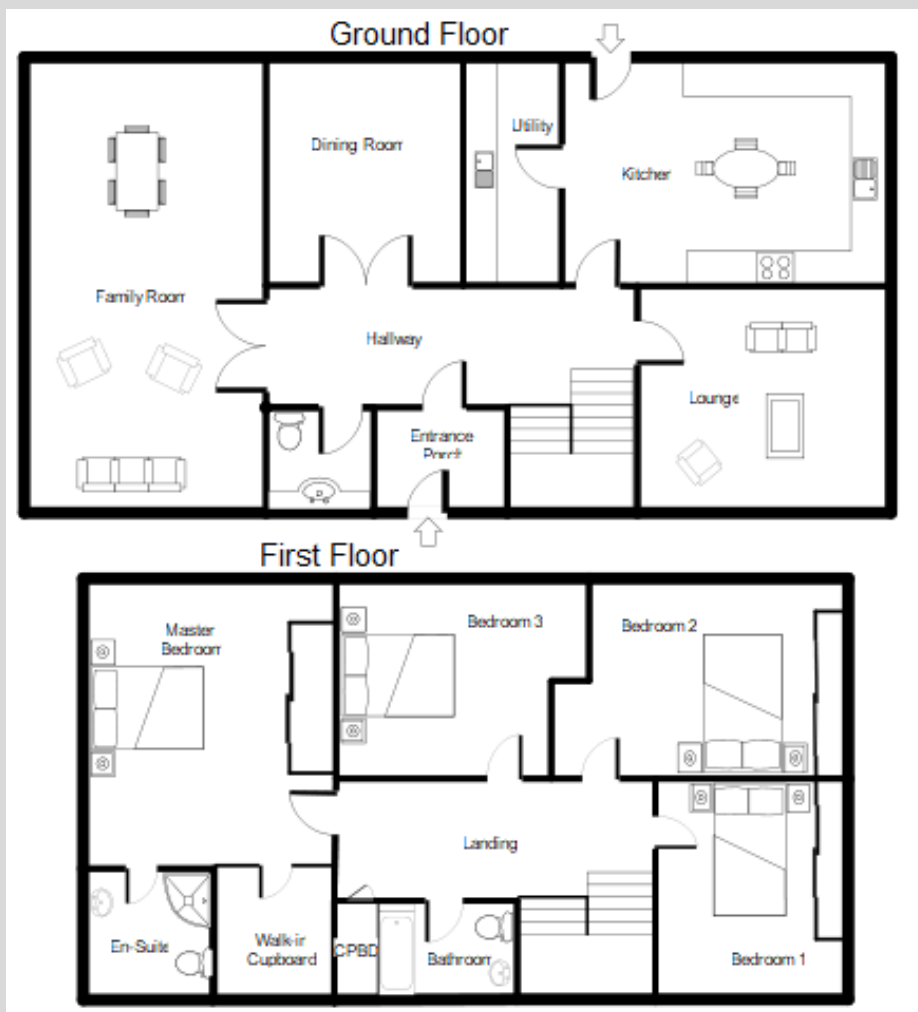


En-Suite Shower Room - 2.01m x 2.31m



Bathroom - 1.97m x 2.95m





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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