



# HOUSE FOR SALE

OFFERS OVER £295,000



## 8C Skigersta, Ness, Isle of Lewis, HS2 0TX

In the peaceful, scenic village of Skigersta, Ness, we are proud to welcome to the market in immaculate, walk-in condition, this impressive and cosy four bedroom family home.

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Built in 2010 and maintained to a pristine standard with solid oak finishing's throughout, this property is perfect for family living. Accommodation comprises ground floor entrance porch, lounge, kitchen, dining room, sun room, utility room, WC, shower room and double bedroom. First floor comprises two double bedrooms, single bedroom/office and family bathroom. The property boasts ample built in cupboards and wardrobes throughout and benefits from an underfloor basement below the sun room suitable for more storage.

Heating is by way of oil and windows are double glazed uPVC throughout.

Externally to the front of the property is a shared access tarmac driveway leading to the property. To the rear there is low maintenance, well maintained garden ground and a 6m x 10m electrically serviced Garage of steel portal frame construction with insulated profile metal sheeting to the walls and roof.

8C Skigersta is within easy access to all local amenities including Doctors Surgery, Primary School, two well stocked local shops one of with fuel pumps and the other with a Butchery Department. Additionally, Sporsnis Community Centre includes a 10 pin bowling alley. Ness Historical Society and Tigh Dhonnachaidh (Music Centre) are extremely popular venues. The renowned Eoropie Playpark and white sandy beaches are close at hand as well as beautiful coastal walks. The main town of Stornoway is approximately 28 miles away.



Entrance Porch - 1.24m x 2.01m



Hallway - 5.77m x 2.00m





Lounge - 3.71m x 5.66m



Kitchen - 5.24m x 3.50m





Sun Room - 3.63m x 4.50m



Dining Room - 3.00m x 3.50m





Porch - 1.24m x 2.01m



Utility - 2.60m x 1.41m



W/C - 1.50m x 0.93m



Shower Room - 1.63m 2.57m





## Bedroom 1 - 3.43m x 3.19m



## Stairs





Landing - 4.64m x 3.39m



Master Bedroom - 3.56m 4.73m





Bathroom - 2.97m x 2.50m



Bedroom 3 - 2.96m x 4.47m





Bedroom 4/Office - 3.01m x 2.74m



External - Front



Decking Area





## External - Rear



## Additional Information

Viewing is strictly by appointment only

Home Report available

Council Tax Band: D

EPC Rating: Band C

Internal Area: 163m<sup>2</sup>



# 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

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