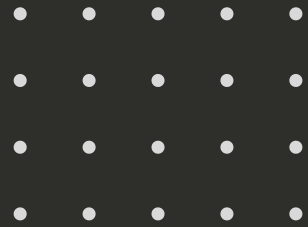




**DEREK MACKENZIE**  
SOLICITOR & ESTATE AGENTS

## **Derek Mackenzie Solicitors & Estate Agent**

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



# **HOUSE FOR SALE**

**OFFERS OVER £120,000**

## **1 Kyles, Stockinish, Isle of Harris, HS3 3EN**

Beautifully situated by Stockinish Harbour, boasting panoramic views of Stockinish Island and surrounding Sea Lochs, we are delighted to present to the market this three bedroom fixer-upper with tremendous potential

**Contact Us -**  
*[property@derekmackenzie.com](mailto:property@derekmackenzie.com)*  
*01851 702211*





While in need of renovation, the property boasts solid bones and offers an exciting opportunity for DIY enthusiasts, investors or those looking to create their dream home.

Accommodation comprises ground floor entrance porch, box room, kitchen/diner, lounge, utility room, bathroom and double bedroom. First floor comprises two double bedroom and WC.

Stockinish is a remote and peaceful village located in the Bays of Harris, ideal for those looking to change from a busy lifestyle to a quiet and charming area of Harris.

Stockinish is a 20 minute drive from the beautiful sands of Luskentyre beach and a 15 minute drive from the main town of Tarbert with all amenities and services including shops, restaurants, healthcare, education, sports facilities and transport links.

Kitchen - 3.55m x 4.78m



Lounge - 4.22m x 4.31m



Utility - 2.30m x 2.70m



Bathroom - 1.89m x 2.32m



Hallway - 1.92m x 4.54m



Entrance - 2.39m x 1.08   Box Room - 2.16m x 2.27m



Bedroom 1 - 3.35m x 4.29m   Bedroom 2 - 3.35m x 4.29m



Bedroom 3 - 4.24m x 3.83m



W/C - 1.34m x 1.91m



View from Bedroom 3

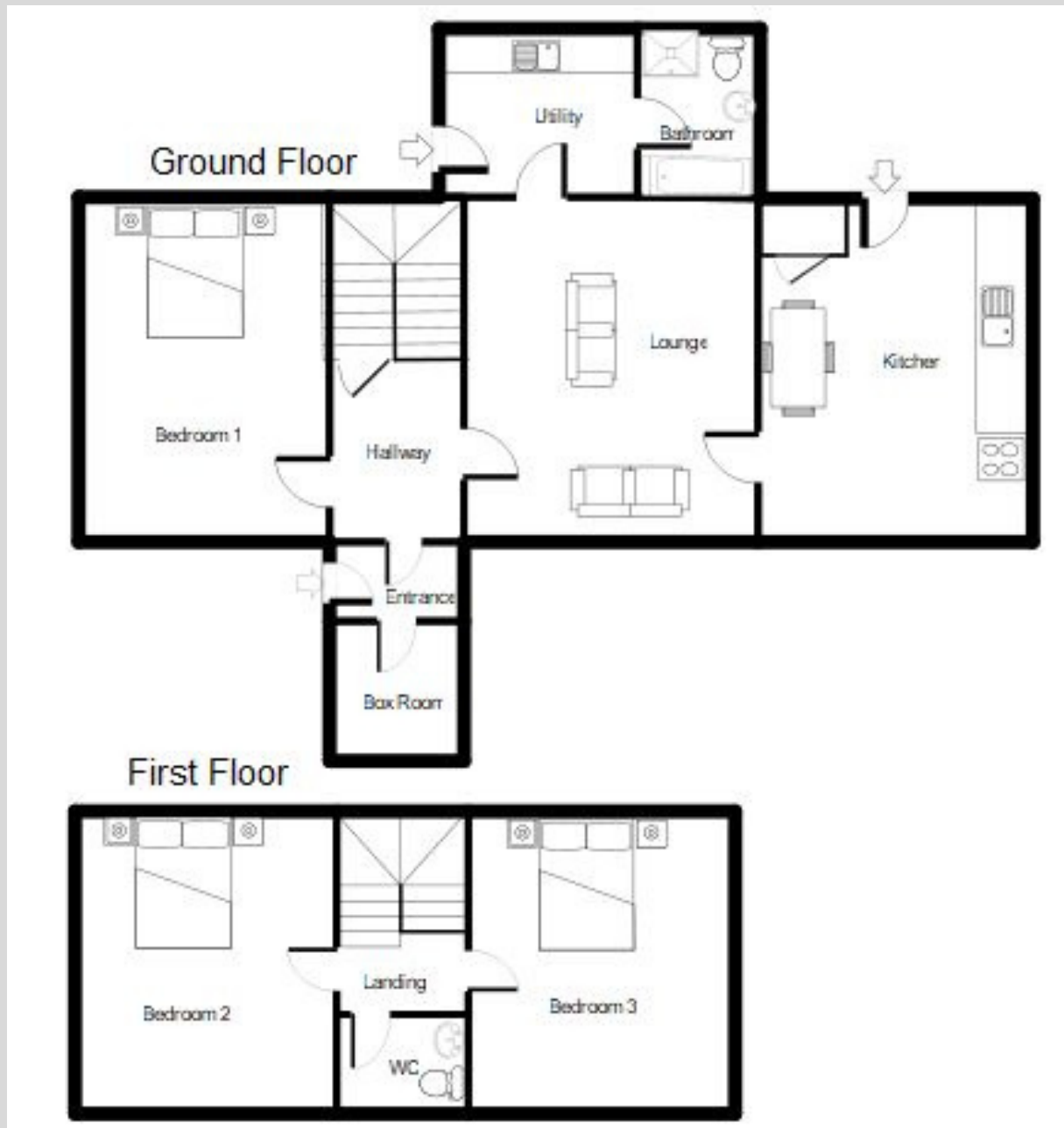


External





## 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

Director: Derek Mackenzie

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