

**HOUSE
FOR SALE**
OFFERS OVER £170,000

**58 New Street,
North Tolsta, Isle of
Lewis, HS2 0NJ**

We are pleased to introduce to the market this traditional and homely detached three bedroom dwelling house located in a peaceful and picturesque area of Tolsta on the East side of Lewis.

Contact Us -

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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 ground floor entrance porch, lounge, kitchen, rear porch, shower room and master bedroom. First floor comprises two additional bedrooms, perfect for family, guests or home office, and WC.

Heating in the property is by way of an air source heating system supplying radiators throughout and windows are of double glazed uPVC.

In addition to the comfortable living space, this property includes a large, fully-equipped workshop. The workshop is a standout feature and is sold as seen with equipment included. Whether you're a DIY enthusiast or need space for professional work, this versatile area is sure to meet your needs.

This home combines traditional charm with practical functionality, making it a perfect place for both living and working.

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.

Kitchen - 3.90m x 4.84m



Lounge - 4.06m x 4.04m



Bedroom 1 - 3.50m x 4.07m



Rear Porch -
1.20m x 1.06m



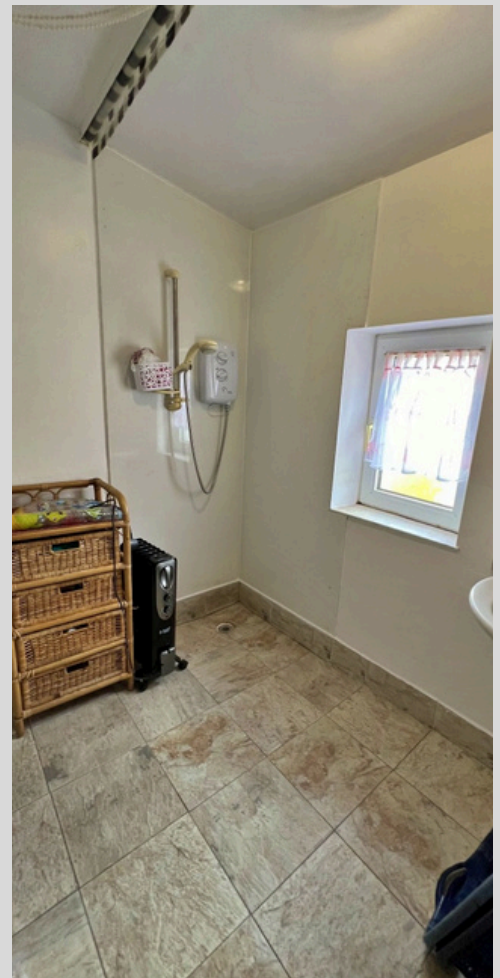
Front Porch -
1.23m x 1.20m



Hallway -
3.10m x 2.31m



Shower Room - 2.11m x 2.27m



Bedroom 2 - 3.94m x 4.13m



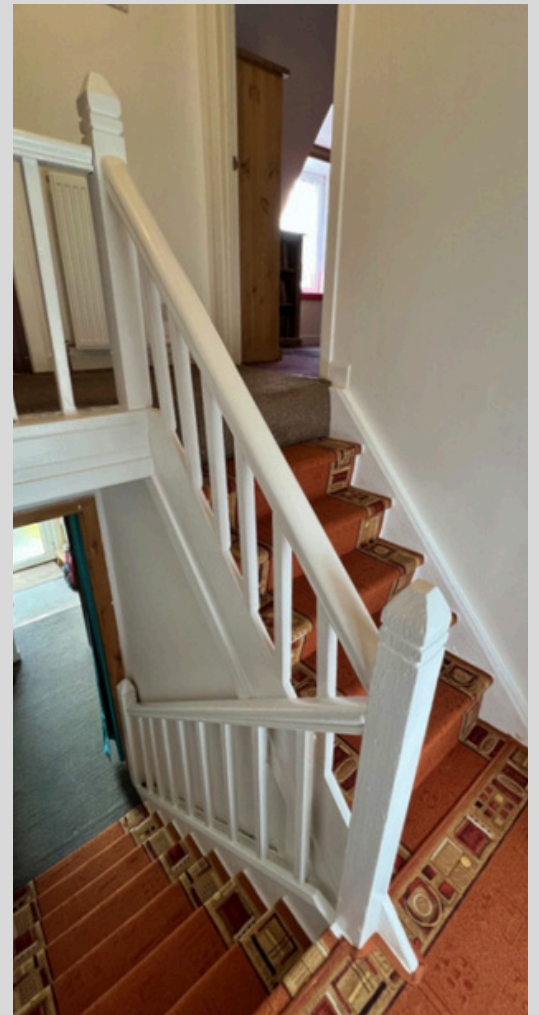
Bedroom 3 - 4.10m x 3.84m



WC - 1.30m x 1.80m



Stairs



External - Rear



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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