



HOUSE FOR SALE

OFFERS OVER £175,000

10 Carishader, Uig, Isle of Lewis, HS2 9ER

We welcome to the market this charming 4-bedroom property together with separate Croft Tenancy located in the picturesque village of Carishader, Uig.

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The property offers a fantastic opportunity for those seeking a home with stunning views of the Sea Loch, perfectly framed by all rear aspect windows, providing a tranquil setting.

Accommodation boasts generous living areas comprising ground floor entrance porch, hallway, lounge, two double bedrooms, family bathroom, kitchen/diner and utility/rear porch. First floor comprises two further bedrooms and W/C.

Heating in the property is by way of oil central heating and multi-fuel stove in the lounge, and windows are uPVC throughout.

Externally there is low maintenance garden ground to the front and rear of the property.

Separate Croft Tenancy with 4m x 12m Polycrub at 10 Carishader is also available for purchase by separate negotiation, extending to approximately 0.684 hectares (1.69 acres) ideal for many agricultural uses and offering a versatile and sustainable opportunity to extend the growing season and protect crops.

The property is within easy reach of the white sandy beach at Reef and other neighbouring beautiful, serene beaches. Local amenities include the popular restaurant at Uig Sands, community shop, post office, churches, school and community centre.

Entrance Porch - 1.13m x 1.58m



Hallway - 3.34m x 3.07m



Bedroom 1 - 3.56m x 3.68m



Bedroom 2 - 3.28m x 3.72m



Lounge - 4.09m x 3.76m



Rear Porch/Utility - 2.00m x 4.06m



Kitchen/Diner - 3.24m x 3.56m



Bathroom - 1.81m x 2.25m



Landing - 5.96m x 1.94m



W/C - 2.64m x 1.22m



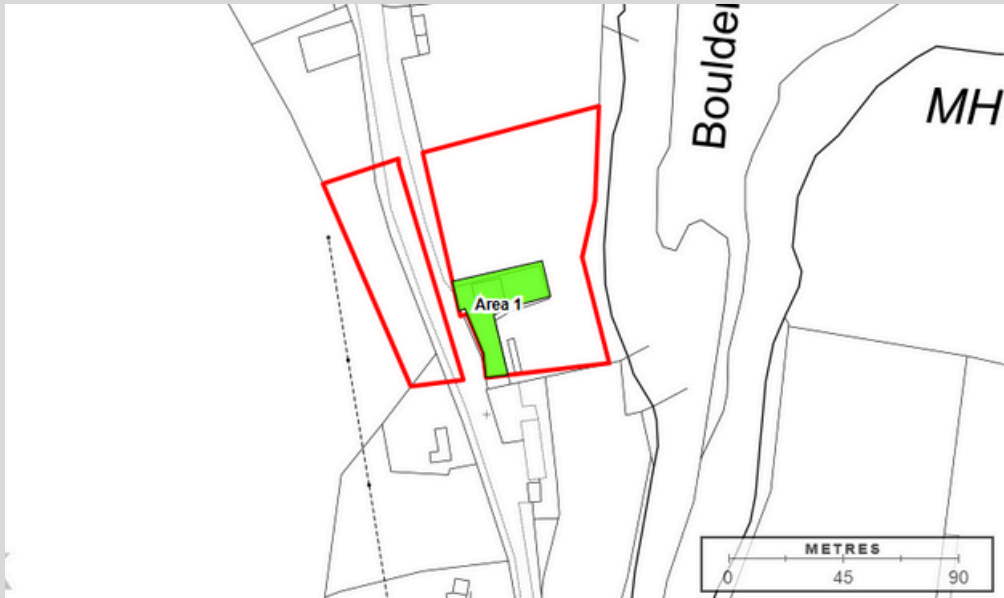
Bedroom 3 - 3.21m x 3.35m



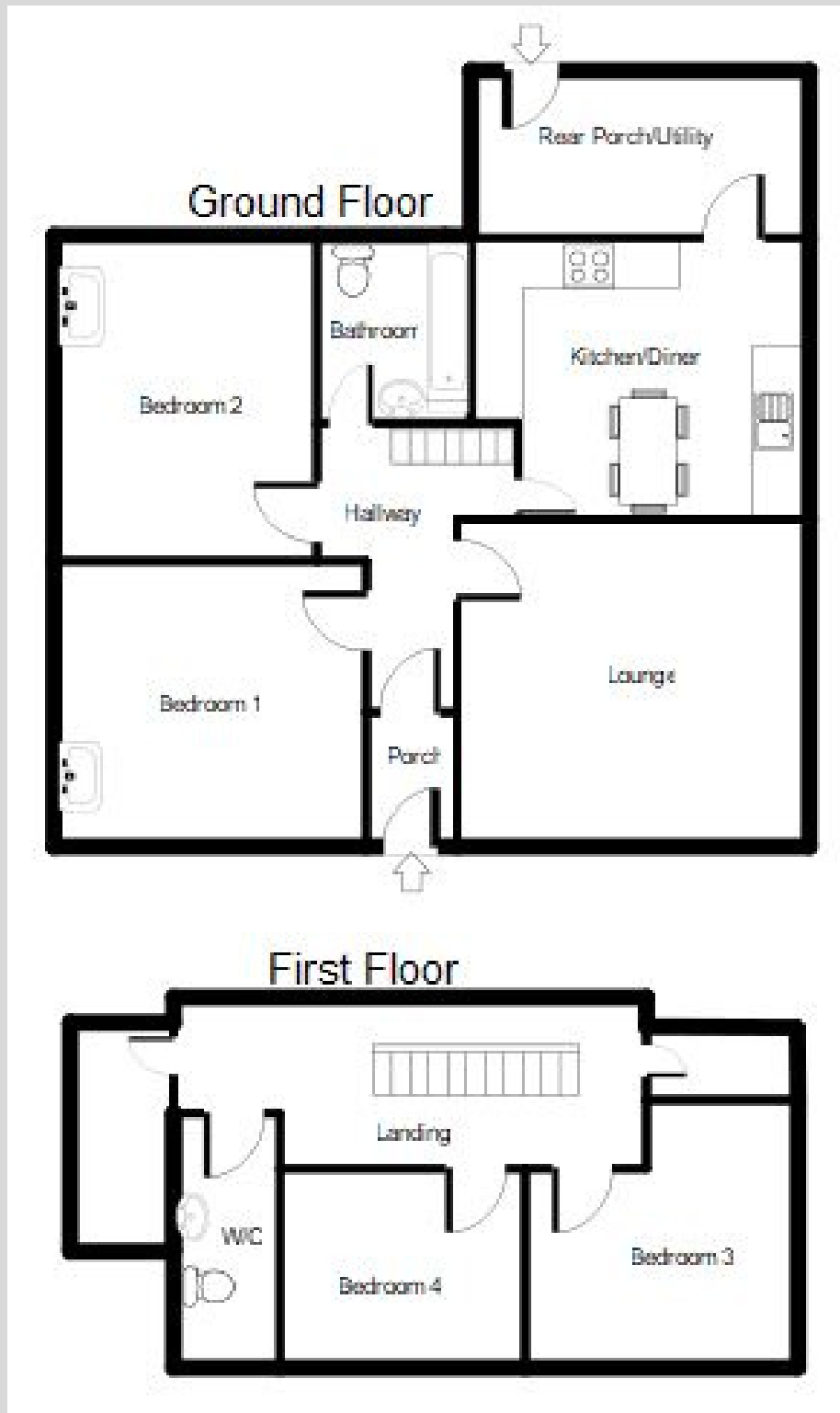
Bedroom 4 - 2.11m x 2.93m



Croft Tenancy



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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