



**DEREK MACKENZIE**  
SOLICITOR & ESTATE AGENTS

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

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

# **FLAT FOR SALE**

**OFFERS OVER £125,000**

## **31 Plantation Road, Stornoway, Isle of Lewis, HS1 2JS**

We are pleased to welcome to the market this modern and immaculate ground floor two bedroom flat, offering stylish living in a convenient location.

### **Contact Us -**

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The property is presented in pristine condition, featuring contemporary design and high-quality finishes throughout. With a spacious lounge, sleek kitchen, bright bathroom and well proportioned bedrooms, one with en-suite, this flat is ideal for those seeking comfort and convenience.

Heating in the property is by way of Gas and windows are uPVC throughout.

Ready to move in and enjoy from day one, this flat is a perfect blend of modern living and effortless style, ideal for first time buyers or those in the buy-to-let industry.

Plantation Road is in close proximity to Stornoway Golf Club, The Nicolson Institute, Stornoway Primary School and The Castle Grounds - perfect for leisurely walks, and is a very short walk from the town centre, with all amenities and services including shops and supermarkets, sports centre, art centre and all transport links.

Entrance Hallway - 1.45m x 3.66m



Lounge - 4.56m x 4.03m



*Kitchen - 2.83m x 4.11m*



*Bathroom - 1.56m x 3.29m*



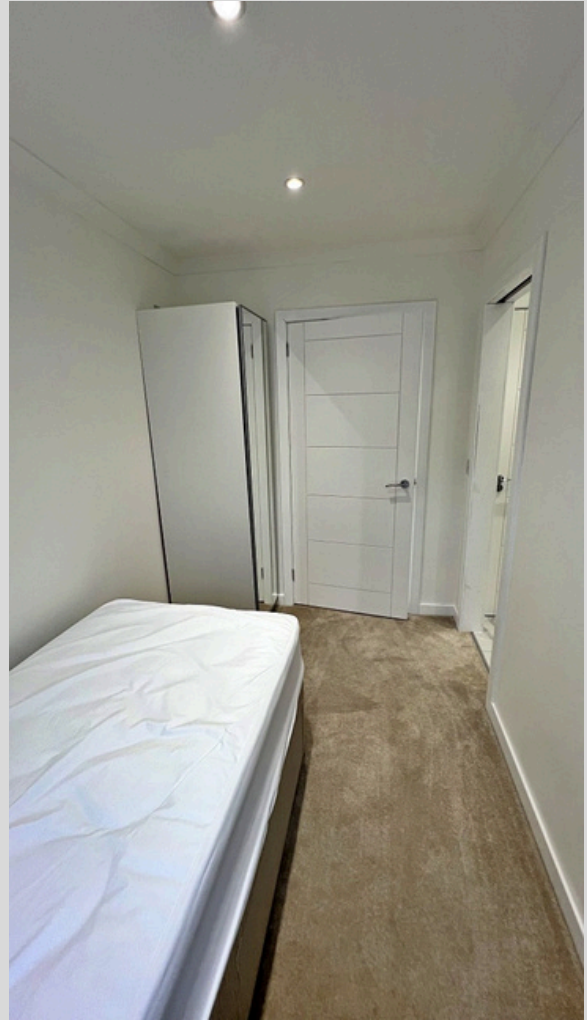
Bedroom 1 - 4.07m x 2.63m



En-Suite - 2.18m x 1.20m



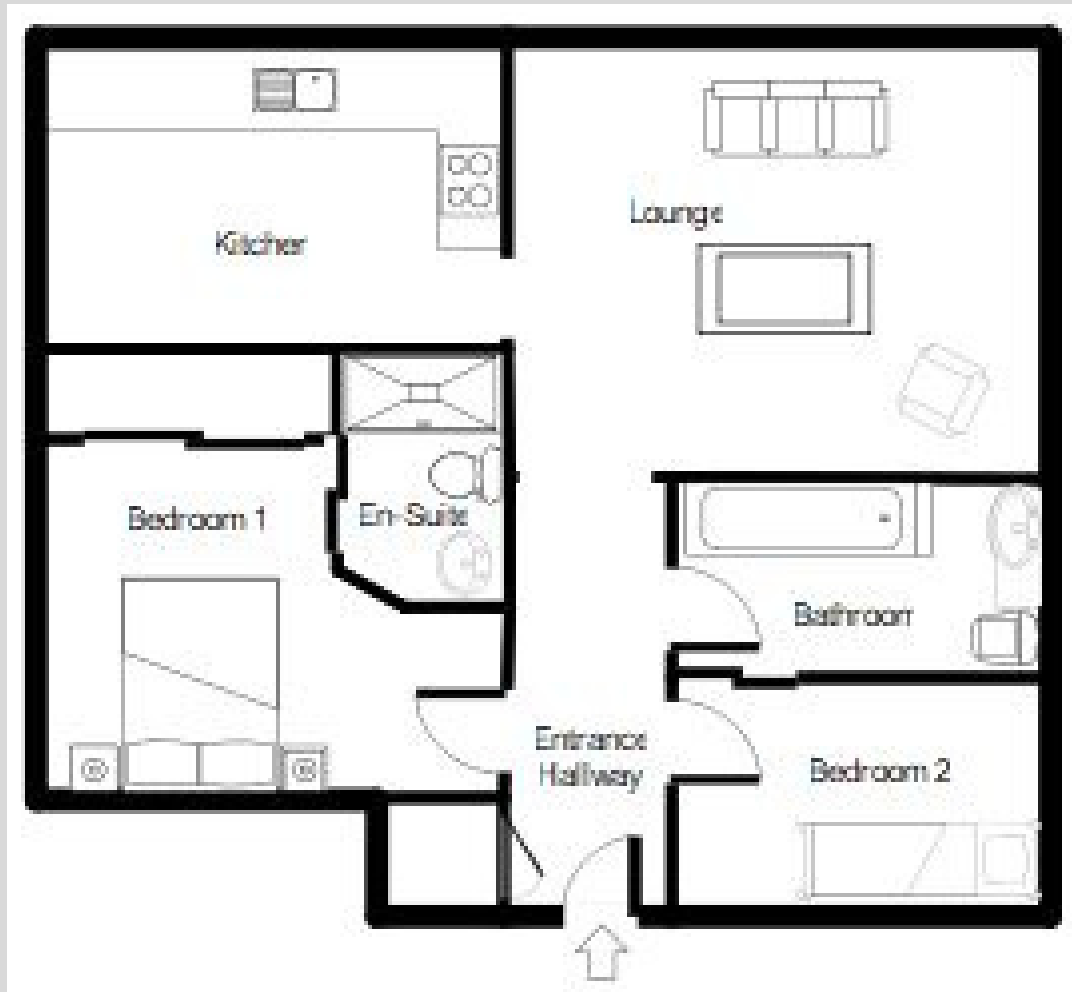
Bedroom 2 - 3.32m x 1.89m



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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