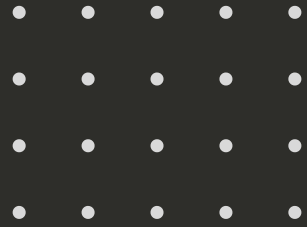




DEREK MACKENZIE
SOLICITOR & ESTATE AGENTS

Derek Mackenzie Solicitors & Estate Agent

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



HOUSE FOR SALE

OFFER OVER £175,000

31A North Tolsta, Isle of Lewis, HS2 0NL

We welcome to the market this charming three bedroom bungalow, nestled in the peaceful, picturesque village of North Tolsta enjoying panoramic ocean views towards mainland Scotland.

Contact Us -

property@derekmackenzie.com
01851 702211





The traditional family home exudes a cosy and welcoming atmosphere perfect for family living. Accommodation is presented in walk in condition, comprising entrance hallway, kitchen diner, lounge with multi-fuel stove, three bedrooms and family bathroom.

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

Externally surrounding the property there is ample garden ground with an array of shrubs and plants and drying area. There is also space for multiple vehicles and a detached concrete garage.

Tolsta's stunning sandy beaches are a short drive away and there is a Post Office and Local Shop in close proximity. 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, filling station, barbers and coffee shop.

Viewing is strictly by appointment only

Kitchen Diner - 2.74m x 5.89m



Lounge - 3.56m x 4.41m



Entrance Hallway - 4.25m x 0.88m x 1.25m x 3.56m



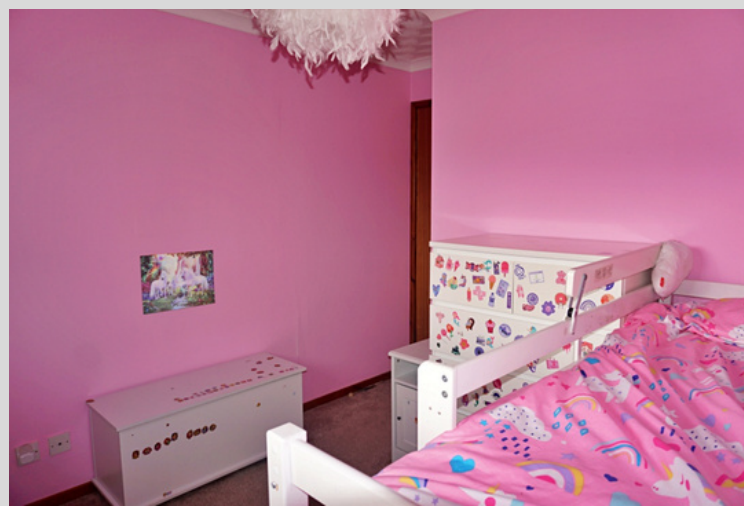
Bathroom - 2.72m x 1.89m



Bedroom 1 - 3.45m x 3.64m



Bedroom 2 - 3.35m x 2.87m



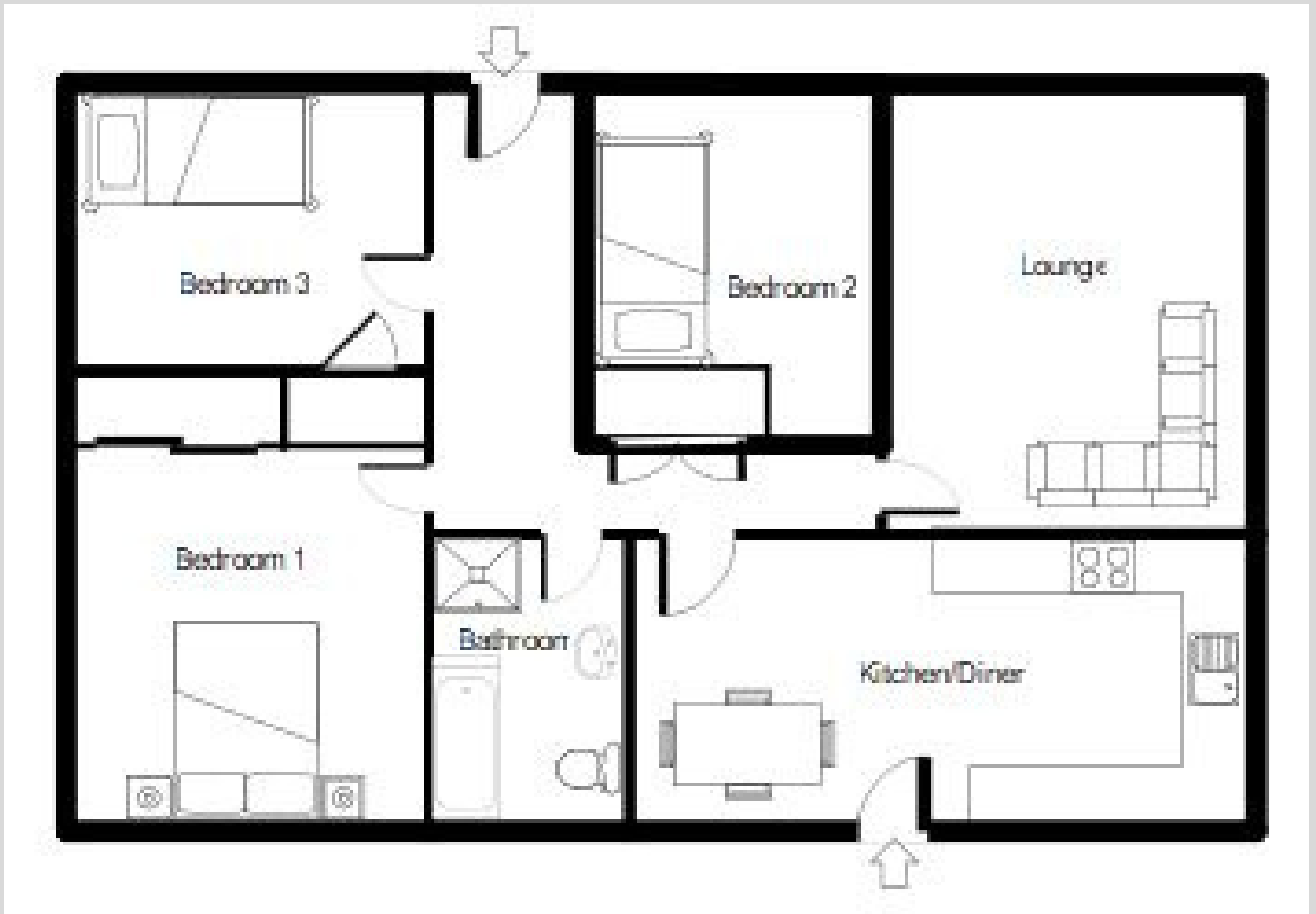
Bedroom 3 - 3.54m x 2.56m



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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