

**HOUSE
FOR SALE**
OFFERS OVER £240,000

**Portland Villa, 21 Scotland
Street, Stornoway, Isle of
Lewis, HS1 2JR**

Offering a perfect canvas for purchasers seeking a project to create a truly unique and personalised home, we are pleased to welcome to the market this charming and spacious four/five bedroom property, located in Stornoway Town Centre.

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The property boasts original features including a stunning cast iron stair case railing and impressive high ceilings, offering an abundance of character and potential.

Although the property is in need of renovation, it provides an exciting opportunity to restore and modernise while preserving its historical charm.

Accommodation is presented over two floors comprising entrance hallway, lounge, dining room, kitchen, shower room and utility/rear porch. First floor comprises five bedrooms, one utilised as office space and family bathroom.

Heating at ground floor level is from a gas fired boiler fitted within the kitchen. This serves steel panel radiators.

At first floor level heating is from electric storage/panel heaters. Windows are uPVC throughout.

Externally the property benefits from a private driveway suitable for multiple vehicles, a single detached garage and spacious garden ground to the rear with drying area.

Scotland Street is in close proximity to all local amenities and within walking distance of shops, Supermarkets, Sports Centre, Schools and Lews Castle Grounds.

Furniture within the property is available for sale by separate negotiation.

Entrance Hallway - 2.25m x 4.89m



Dining Room - 4.69m x 4.72m



Lounge - 4.26m x 5.85m



Shower Room - 2.10m x 1.70m



Utility/Rear porch - 1.41m x 2.12m



Kitchen - 3.77m x 3.47m



Landing - 3.65m x 3.32m



Bedroom 1 - 4.64m x 4.65m



Bedroom 2 - 3.91m x 3.72m



Bedroom 3 - 2.12m x 3.12m



Bedroom 4 - 2.84m x 2.82m



Bedroom 5/Office - 1.82m x 3.35m



Bathroom -
3.20m x 1.65m



External - Rear



External - Front



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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