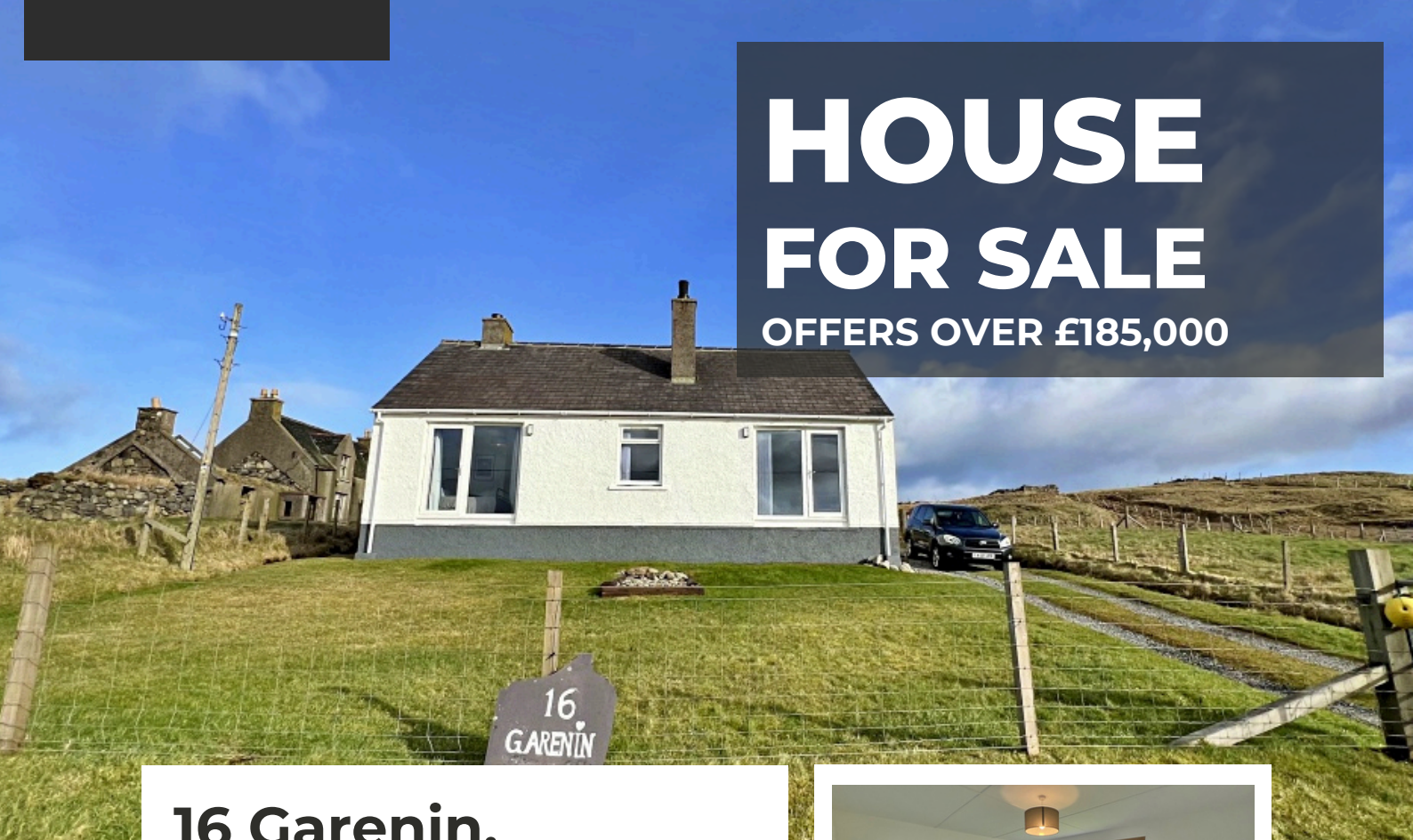




**HOUSE
FOR SALE**
OFFERS OVER £185,000



**16 Garenin,
Carloway, Isle of
Lewis, HS2 9AL**

Brought to the market in immaculate, walk-in condition is this cosy and elegant de-crofted three bedroom family home, together with croft tenancy.

Contact Us -

property@derekmackenzie.com
01851 702211





The property is naturally bright throughout with expansive windows, and a clean, crisp white design, ideal for those seeking a peaceful, contemporary living experience. Accommodation is presented over one floor comprising entrance porch, hallway, three bedrooms, family bathroom, lounge and kitchen.

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

Externally surrounding the property is well maintained garden ground with a polycrub, timber shed and drying area to the rear. There is also off street parking suitable for multiple vehicles.

The Croft Tenancy extending to approximately 1.275 hectares (3.15 acres) is ideal for an array of agricultural uses.

The property is located on the Atlantic West Coast of Lewis, a stone's throw away from Gearranan Black House village, and within close proximity to the white sands of Dailbeag and Dailmhor beaches - ideal for leisurely walks. There is a local shop near by and the main town of Stornoway is approximately 25 miles away with all amenities and services.

With no onward chain, this mortgageable property is available for immediate sale.

Sale of Croft Tenancy subject to Crofting Commission approval.

Entrance Porch - 1.26m x 0.98m Hallway - 3.09m x 2.60m



Hallway



Lounge - 3.67m x 4.39m



Kitchen - 3.28m x 4.80m



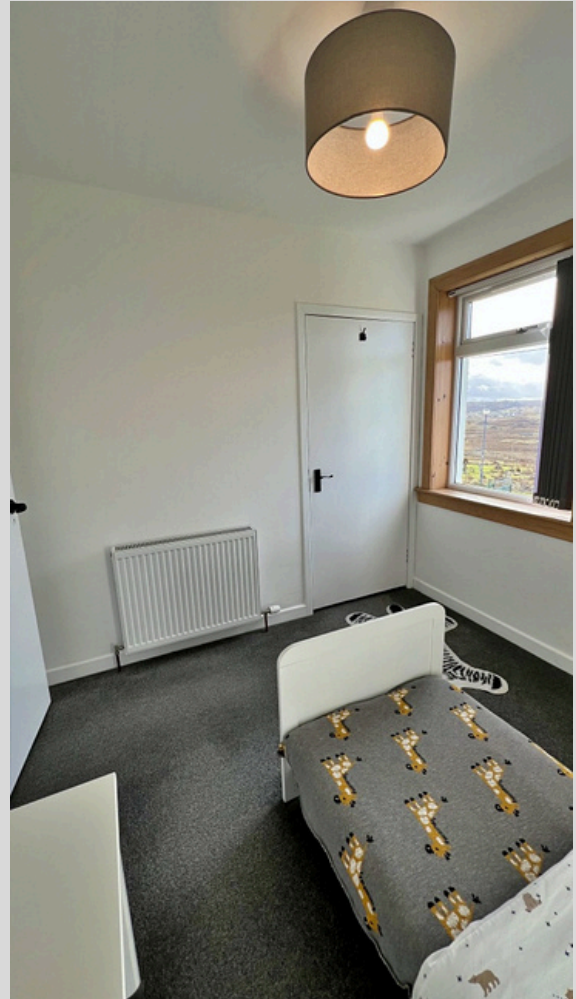
Master Bedroom - 3.59m x 3.68m



Bedroom 2 - 3.31m x 3.29m



Bedroom 3 - 2.61m x 2.62m



Bathroom - 1.86m x 3.32m



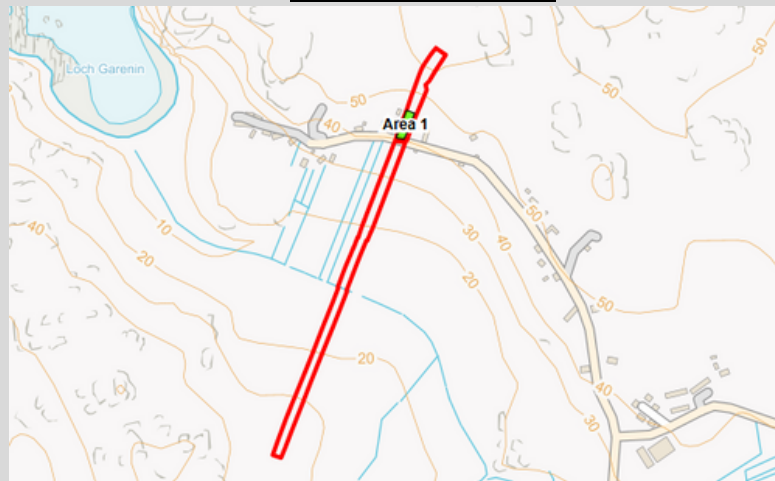
External - Front



External - Rear



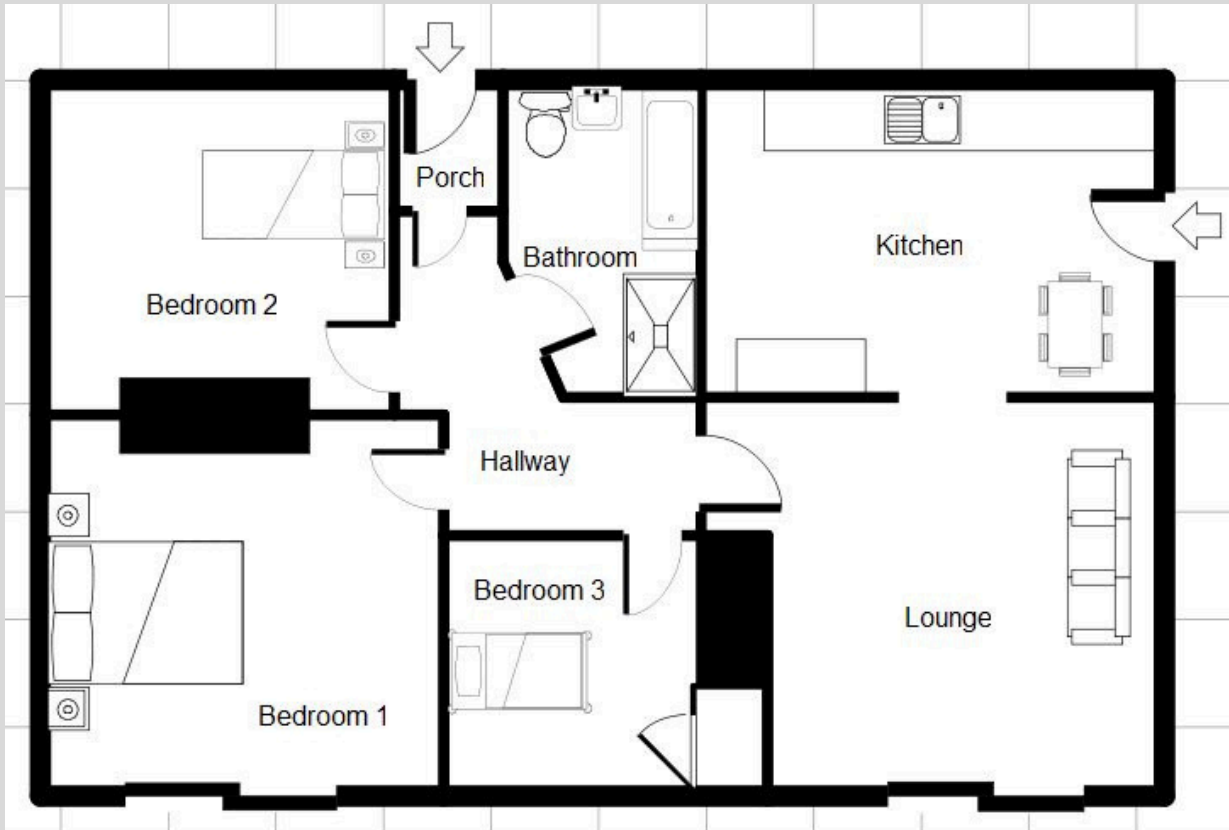
Croft Plan



Croft



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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