



**HOUSE
FOR SALE**
£170,000

**Bellevue, 4 Goathill
Road, Stornoway, Isle
of Lewis, HS1 2NJ**

Located in the heart of Stornoway in a sought-after location we are pleased to welcome to the market this impressive, traditional, two and a half storey semi-detached home.

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This substantial semi-detached property offers a fantastic opportunity for those seeking a home with character and the potential to add their own personal touch. While the property is in need of slight renovation, it already exudes charm and has solid foundations, offering a perfect canvas for modern upgrades with generous living space and original feature high ceilings and staircase.

Accommodation comprises ground floor entrance porch, hallway, reception room, kitchen, conservatory and extended family room with first floor accommodation. First floor comprises reception room, bathroom and two bedrooms. Second floor comprises three bedrooms.

Heating in the property is by way of gas and windows are double glazed throughout.

Externally there is substantial garden ground surrounding the property with off street parking suitable for multiple vehicles. The extended accommodation to the rear offers incredible potential to be transformed into a fully self-contained unit, ideal for hosting guests, extended family, or generating additional rental income.

Goathill Road is in close proximity to The Castle Grounds, Stornoway Golf Club, The Nicolson Institute and Stornoway Primary School and is a very short walk from the town centre, with all amenities and services.

Entrance Porch - 1.75m x 2.34m



Hallway - 2.32m x 6.27m



Kitchen - 5.59m x 3.87m



Dining Room - 4.67m x 5.74m



Bathroom - 2.34m x 1.59m



Lounge - 5.73m x 4.34m



Bedroom - 2.21m x 2.75m



Bedroom 2 - 4.30m x 3.10m



Bedroom 3 - 4.29m x 3.67m



Extension Ground Floor - 10.8m x 4.8m.



Extension First Floor - 10.8m x 4.8m



External - Rear



External - Front



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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