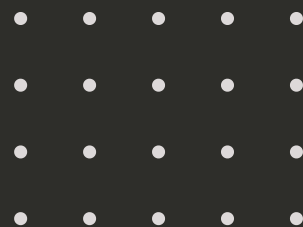




**DEREK MACKENZIE**  
SOLICITOR & ESTATE AGENTS

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

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



# **HOUSE FOR SALE**

**OFFERS OVER £160,000**

## **13 Sheshader, Point, Isle of Lewis, HS2 0EW**

Enjoying panoramic views over The Minch towards Mainland Scotland, we are pleased to present to the market this well maintained, traditional, three bedroom family home located in the quiet, picturesque village of Sheshader.

### **Contact Us -**

*property@derekmackenzie.com*  
**01851 702211**





Although the property is in need of some modernisation it has excellent potential to become a cosy family home with the option to potentially develop the first floor.

Accommodation comprises ground floor entrance porch, hallway, lounge, kitchen/diner, utility room, rear porch, bathroom and three double bedrooms. White goods within the property are included within the sale price.

Heating in the property is air source and the windows and doors are uPVC throughout.

There is ample low-maintenance garden ground to the front of the property and a substantial driveway with off road parking suitable for multiple vehicles.

There is a local primary school, shop and cafe in the village of Knock which is a short drive from Sheshader, and a regular bus service into the main town of Stornoway, which is approximately 10 miles away, with all amenities and services.



Front Porch - 1.20m x 0.87m Hallway - 1.19m x 5.97m



Hallway - 4.45m x 1.20m





Lounge - 4.86m x 4.24m



Kitchen - 3.89m x 4.86m

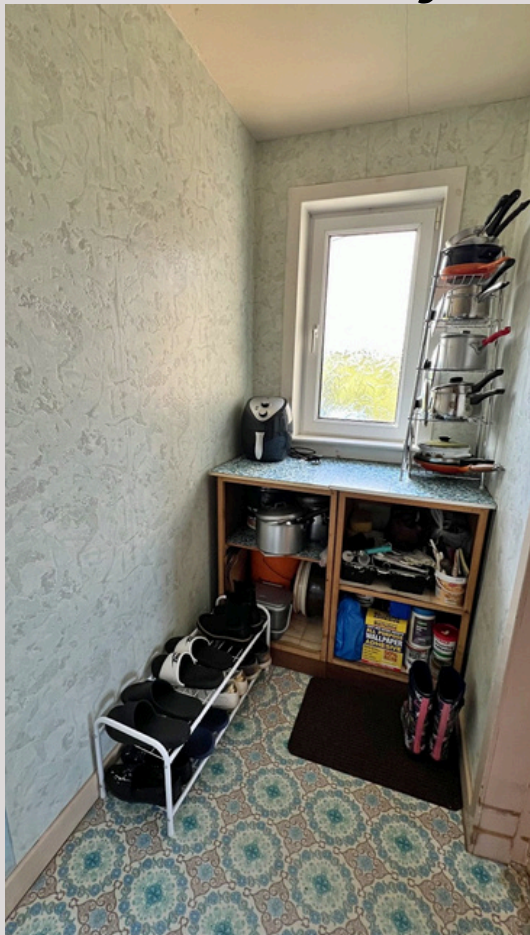




Rear Porch - 1.21m x 1.64m Hallway - 1.80m x 1.19m



Utility - 1.14m x 2.63m





Bathroom - 2.64m x 2.23m



Bedroom 1 - 3.19m x 3.17m



Bedroom 2 - 4.01m x 3.50m





Bedroom 3 - 3.99m x 3.20m



Loft Space



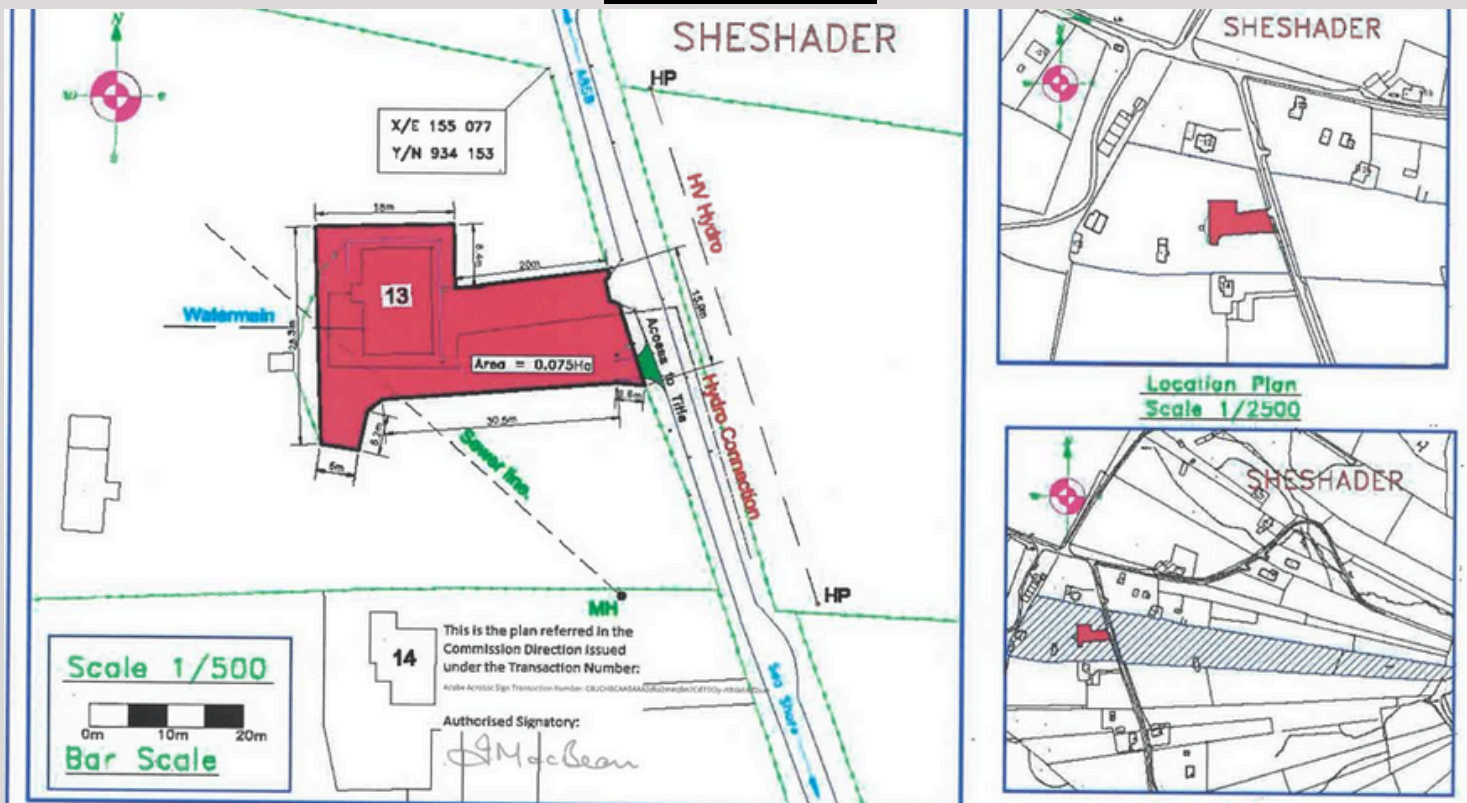
External - Front



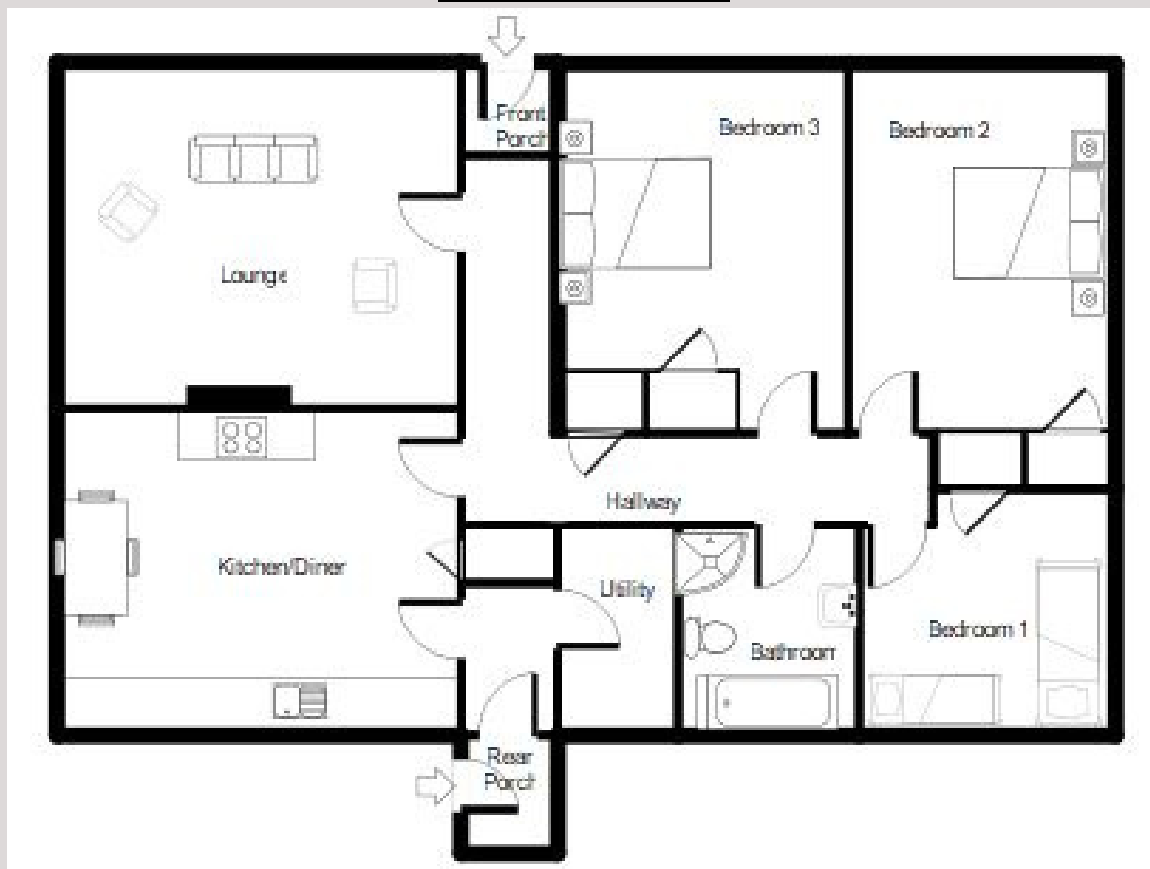
External - Rear



Title Area



## 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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