



**DEREK MACKENZIE**  
SOLICITOR & ESTATE AGENTS

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

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

# **CROFT HOUSE FOR SALE**

## **17 South Galson, Isle of Lewis, HS2 0SH**

Located in the peaceful village of South Galson on the West Coast of Lewis, we are pleased to welcome to the market this Croft Tenancy and traditional, cosy Croft House enjoying beautiful, panoramic views over the Atlantic.

### **Contact Us -**

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







Accommodation is bright and welcoming and comprises ground floor entrance porch, living room, double bedroom, conservatory, hallway, bathroom, kitchen/diner, rear porch and utility room. First floor comprises of a further two double bedrooms.

Heating is by way of oil and the property benefits from double glazed uPVC design windows.

Externally to the rear of the property there is a concrete patio area, drying area and timber shed. There is low maintenance garden ground surrounding the property and private off road parking suitable for multiple vehicles.

The Croft Tenancy approximately extends to an impressive 4.79 hectares (11.84 acres) which would be ideal for a range of agricultural uses.

There are local amenities nearby including a primary school and pre-school, shop with fuel pumps and post office, doctor's surgery, community centre, local restaurant and there are scenic coastal walks and beaches nearby. There is a regular bus service into the main town of Stornoway approximately 23 miles away with all amenities and services.

Sale of Croft Tenancy subject to Crofting Commission approval.

Entrance Porch - 1.68m x 2.39m



Hallway - 2.02m x 4.14m



Lounge - 3.33m x 4.17m





*Kitchen/Diner - 4.23m x 3.30m*



*Rear Porch - 2.54m x 1.23m*



*Utility - 2.29m x 1.94m*





Conservatory - 3.74m x 3.46m



Bedroom 1 - 4.18m x 3.29m



Stairs & Landing - 2.06m x 3.94m





Hallway - 3.09m x 1.00m



Bathroom - 2.14m x 2.74m



### Bedroom 2 - 3.43m x 3.88m



### Bedroom 3 - 3.30m x 3.89m



### External - Rear



### Additional Information

Home Report available

Viewings strictly by appointment only

EPC Rating: Band ?

Internal Area: ???m<sup>2</sup>

Council Tax Band: ?

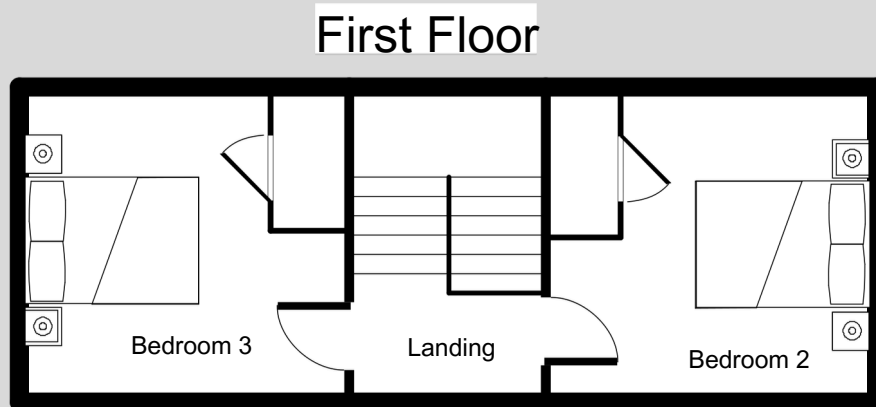
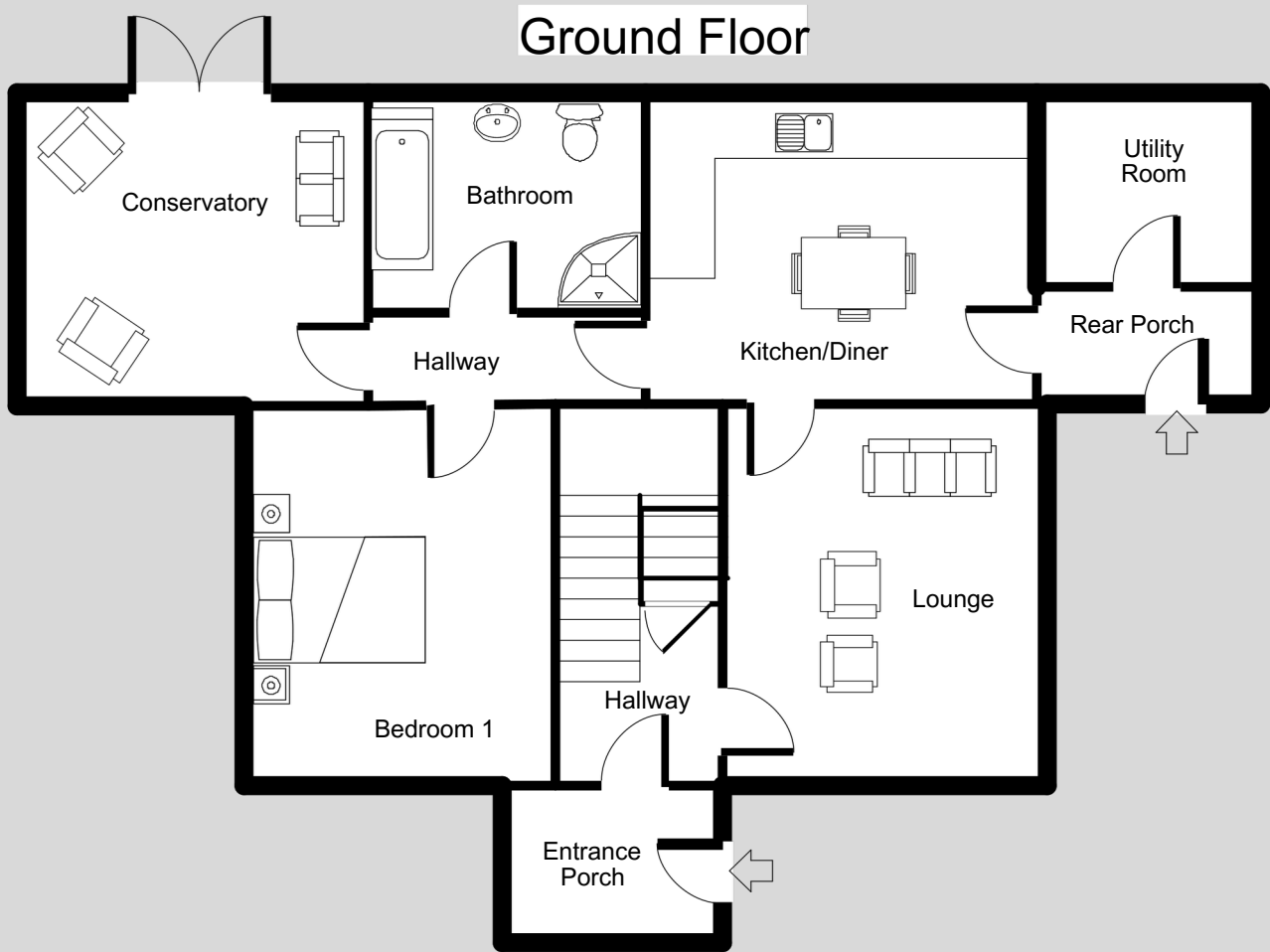


# Croft





# 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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