

# HOUSE FOR SALE

**FIXED PRICE £150,000**

## 18 Back, Isle of Lewis, HS2 0LQ

Nestled in a highly sought-after location, this three-bedroom property presents a rare opportunity for buyers seeking a blank canvas to create their dream home.

### **Contact Us -**

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





With a solid structure and endless possibilities, this shell of a home is ready for transformation, offering the perfect foundation for renovation enthusiasts or developers looking to add significant value.

The existing planning permission allows for an extension to the rear of the property, enhancing the living space and catering to modern lifestyles. Additionally, approved plans for a 17m x 5m outbuilding offer further versatility—whether you envision a private workspace, guest accommodation, or leisure space.

Located in a desirable area with strong community appeal, this property is ideal for those who want to shape a home to their exact specifications.

The property enjoys beautiful views towards the Atlantic over the surrounding croft land and benefits from substantial garden ground to the rear and off-road parking suitable for multiple vehicles to the front.

18 Back is within close proximity to lovely sandy beaches, ideal for leisurely walks. Back Primary School, Pharmacy, Gordon Diesel Filling Station, Hairdressers, Barbers and Brevig Pier are also within walking distance. The main town of Stornoway is approximately 8 miles away with all amenities and services.

This property falls within the exemption guidelines for a Home Report.



## Bedroom



## Lounge



## Kitchen





## Stairs & Landing



## Office Space



Bathroom



Bedroom



Bedroom





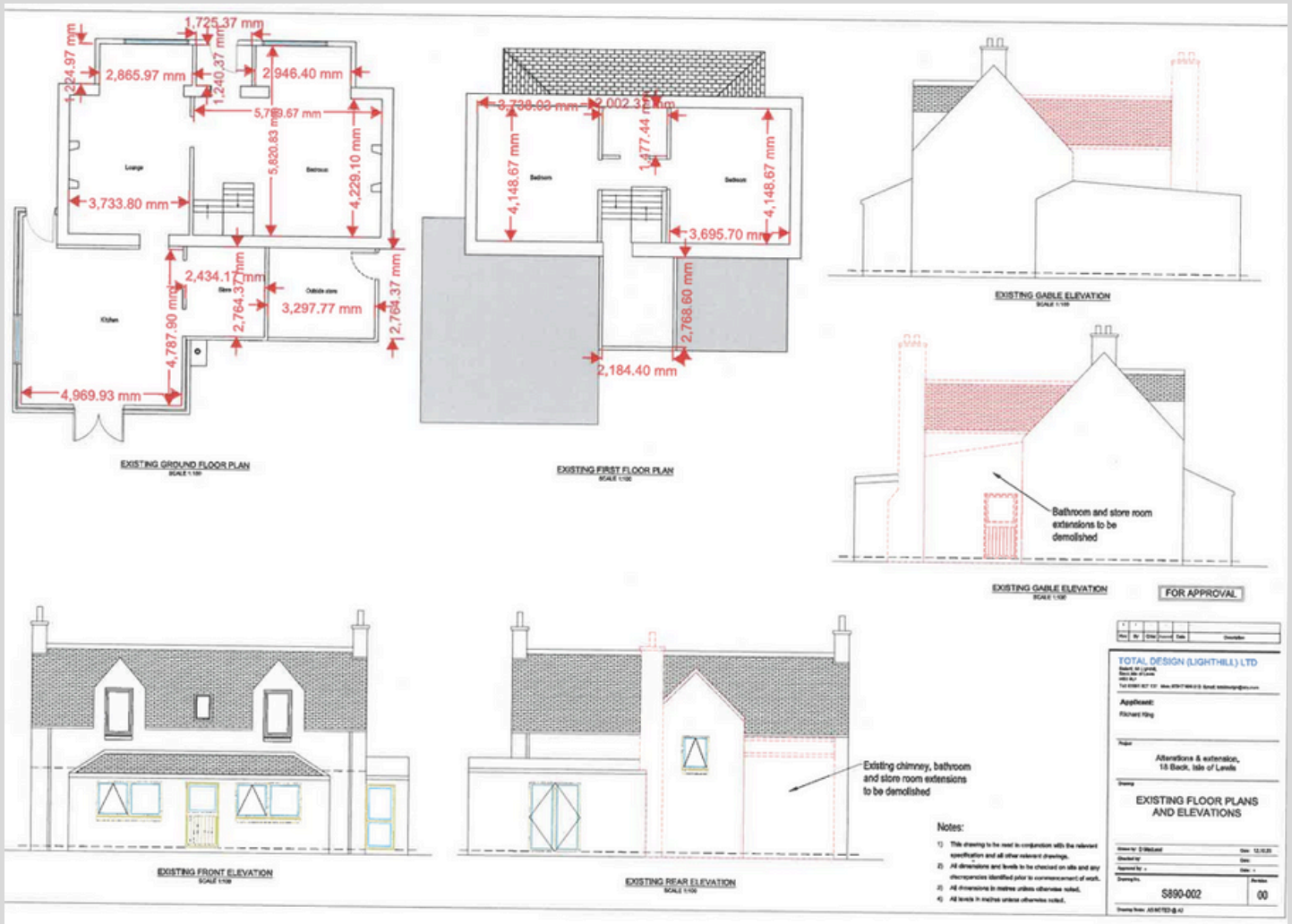
## External - Front



## External - Rear



# Plans



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

Derek Mackenzie Solicitors is the trading name of Derek Mackenzie & Company Limited, a company registered in Scotland. Company Registration Number: SC540484. VAT Number: 127638792. Registered Office as above.