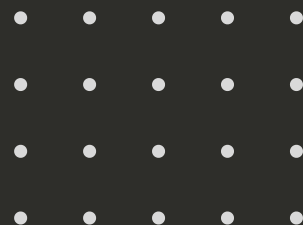




DEREK MACKENZIE
SOLICITOR & ESTATE AGENTS

Derek Mackenzie Solicitors & Estate Agent

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



HOUSE FOR SALE

OFFERS OVER £245,000

3 Beckrivig, Isle of Harris, HS3 3EX

Nestled in the small village of Beckrivig on the North East Coast of Harris, we are delighted to welcome to the market this charming three-bedroom home, recently renovated to blend modern comforts with classic character.

Contact Us -

property@derekmackenzie.com
01851 702211





Ideal for those looking to relocate from the demands of a busy lifestyle to a serene and picturesque corner of Harris, with its unique character, breath-taking surroundings, pathways and terrace around the property, with a strong appeal to visitors and residents alike, this home also presents a fantastic opportunity for those in the buy-to-let industry.

Accommodation is presented in walk-in condition comprising ground floor slate tiled entrance hallway with underfloor heating, kitchen/diner with dishwasher, Everhot 60 Range Cooker and fridge-freezer, lounge with multi-fuel stove, utility room with sink, washing machine and W/C. First floor comprises slate tiled shower room with underfloor heating, small bedroom currently used as office space and two double bedrooms, one with French doors leading to private balcony overlooking the stunning coastline views.

Heating in the property is by way of the multi-fuel stove in the lounge and the Everhot appliance within the kitchen. Windows are newly fitted uPVC throughout. Full external insulation, with treated and protected silver colour coated Larch Cladding from Russwood.

Externally to the front of the property there is substantial garden ground, a small shed, a quaint bridge arched over a fresh water stream and surrounded by an array of shrubs and plants. Tucked among the greenery, there is also a polycrubb and a refurbished Blackhouse stone ruin.

3 Beckrivig is located half way between Tarbert and Leverburgh, both with shops, restaurants, schools and local amenities.

Viewing is strictly by appointment only and highly recommended to appreciate this charming and unique home.

Entrance Hallway - 3.39m x 4.43m



Stairs & Landing - 3.48m x 2.61m



Lounge - 3.70m x 4.53m



Kitchen - 3.66m x 4.40m



Bathroom - 1.74m x 1.87m



Bedroom 1 - 3.68m x 4.28m

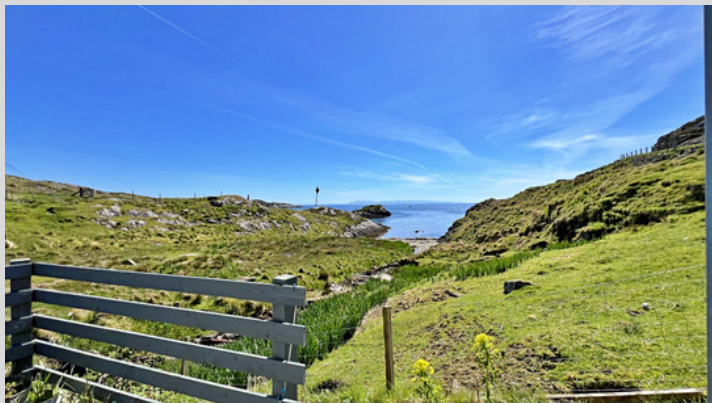


Bedroom 2 - 3.69m x 4.30m



Balcony



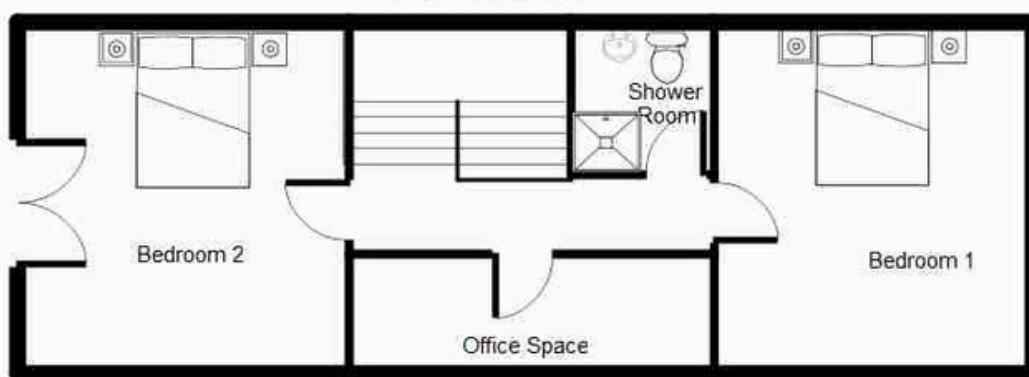


Floor Plan

Ground Floor



First Floor



Additional Information

Home Report available

EPC Rating: Band E

Council Tax band: A

Internal Area: 88m²

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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