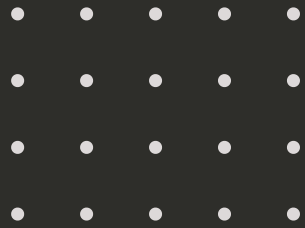




DEREK MACKENZIE
SOLICITOR & ESTATE AGENTS

Derek Mackenzie Solicitors & Estate Agent

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



HOUSE FOR SALE

OFFERS OVER £210,000

44 Goathill Road, Stornoway, Isle of Lewis, HS1 2NS

In a convenient and prominent private residential area in Stornoway, we are pleased to welcome to the market this generously proportioned, detached 3 bedroom dwelling house ideally suited for family living.

Contact Us -

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Although the property would benefit from some modernisation, accommodation is spacious and bright throughout offering excellent potential for prospective purchasers to make this house their home.

Accommodation comprises ground floor entrance porch, hallway, lounge, shower room, kitchen, rear porch, three bedrooms - one currently utilised as a family room. Floored loft space offers potential to develop the first floor (subject to relevant planning permission).

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

Externally to the front of the property there is well maintained garden ground with an array of shrubs and plants. To the rear there is a semi-detached garage, drying area and garden ground.

The property is a stone's throw away from the Stornoway Primary School and in close proximity to The Nicolson Institute. There is a regular bus service into the main town of Stornoway, which is 1 mile away, with all amenities and services

Entrance Porch

2.37m x 1.42m



Hallway - 5.41m x 2.39m

& 5.56m x 1.40m



Lounge - 4.51m x 5.17m



Kitchen - 4.83m x 3.04m



Rear Porch
- 1.99m x 1.18m



Shower Room - 2.06m x 2.39m



Family Room/Bedroom - 4.24m x 4.25m



Bedroom 1 - 4.25m x 3.63m



Bedroom 2 - 3.51m x 3.94m



Loft - 5.31m x 5.08m



Loft - 5.30m x 10.20m



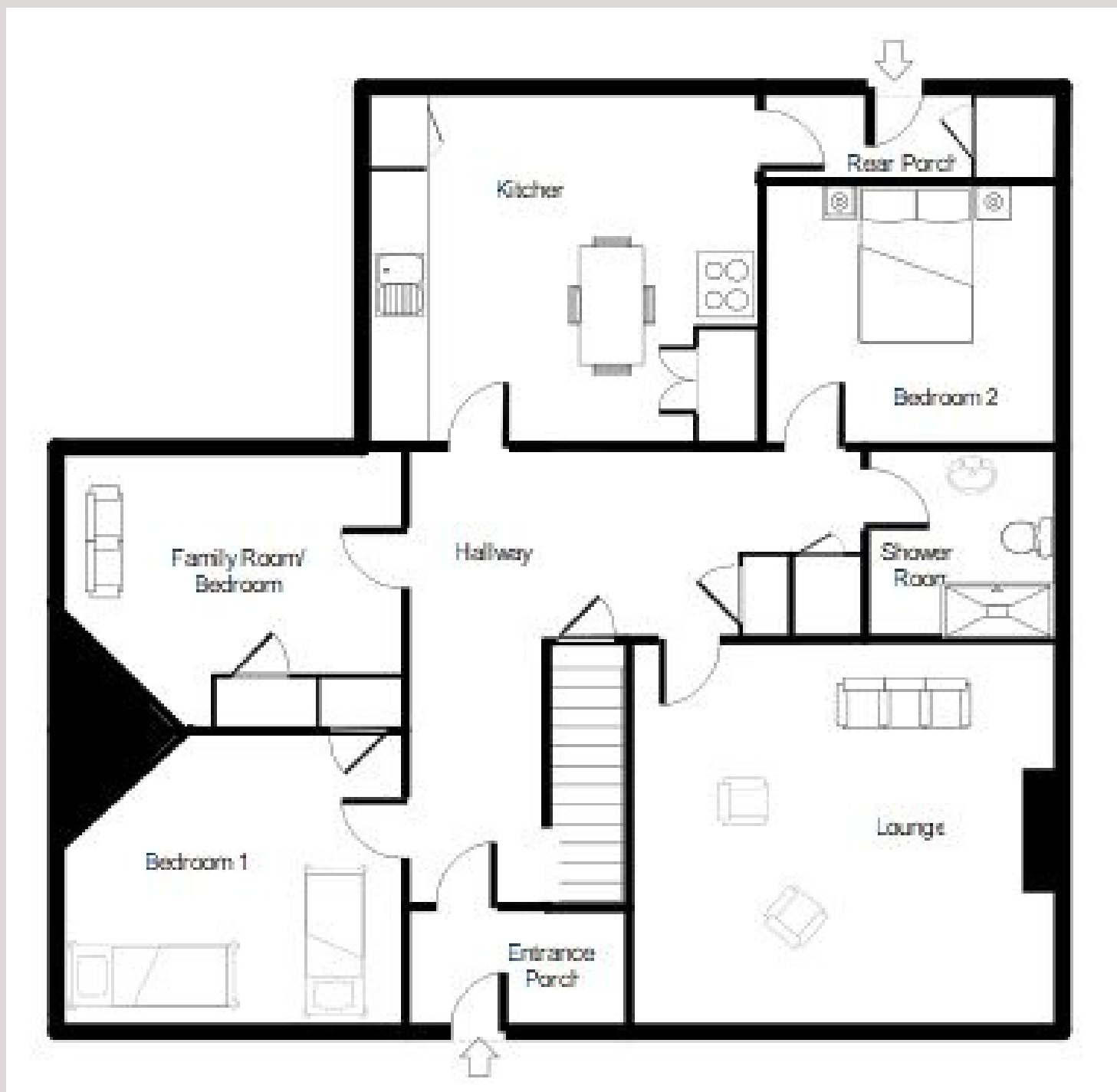
External



Garage - 5.25m x 2.74m



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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