



**DEREK MACKENZIE**  
SOLICITOR & ESTATE AGENTS

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

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



# HOUSE FOR SALE



## **6 Leurbost, Lochs, Isle of Lewis, HS2 9NX**

Presented to the market in immaculate walk-in condition is this bright, spacious three bedroom property located in an elevated position enjoying panoramic views over Loch Leurbost.

### **Contact Us -**

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Accommodation is bright and airy throughout comprising ground floor kitchen, lounge with multi-fuel burner, entrance hallway, shower room and double bedroom - currently utilised as a family room. First floor comprises two double bedrooms, bathroom and office space. There is ample bespoke built-in storage throughout the property.

The scenic views of Loch Leurbost and surrounding moorland are perfectly framed by all front aspect windows of the property, offering a tranquil atmosphere throughout while watching local wildlife such as seals and sea eagles as they move through the landscape, adding to the ever-changing beauty of the view.

Heating is by way of oil and the property was recently fitted with new oil tank, boiler and radiators along with new uPVC windows throughout.

Externally surrounding the property is well maintained garden ground. To the front there is a decking area ideal for outdoor entertainment and an array of shrubs and plants. There is a timber shed to the side of the property with electricity and water connected. To the rear of the property is chipped garden space with drying area, polytunnel and large garage. The garage is equipped with an electric door, inspection pit and first floor space. Ideal for multiple uses such as a commercial garage, studio, home gym or conversion to self-catering accommodation (subject to relevant planning). Ample off-street parking is also available for multiple vehicles.

There is a community centre with café, primary school, filling station with shop & post office and doctor surgery within close proximity of the property and the main town of Stornoway is an easy 15 minute commute away with all amenities and services.

*Kitchen - 3.98m x 3.22m*



*Lounge - 4.24m x 3.51m*





## Shower Room - 2.75m x 1.65m



## Hallway - 1.47m x 2.58m



## Stairs



## Landing - 2.87m x 2.75m





## Family Room/Bedroom 1 - 3.55m x 4.16m



## Bedroom 2 - 3.53m x 4.21m



## Bedroom 3 - 3.28m x 4.17m





Office - 1.29m x 2.74m



Bathroom - 1.63m x 1.90m



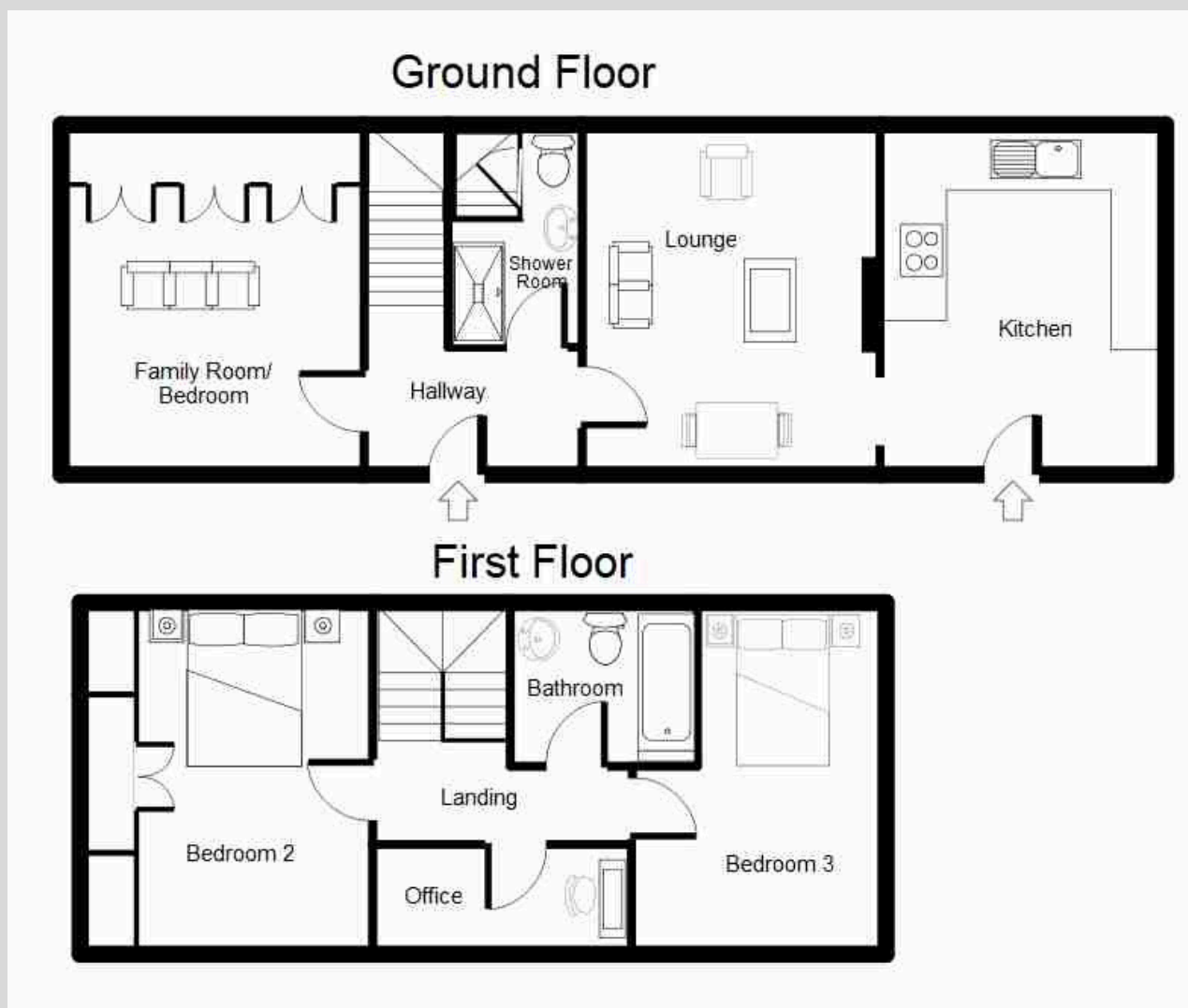


# External





## Floor Plan



## Additional Information

Home Report available

Viewing strictly by appointment only

EPC Rating: Band E

Council Tax Band: B

Internal Area: 110m<sup>2</sup>

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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