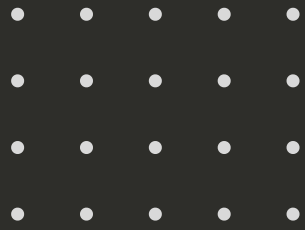




DEREK MACKENZIE
SOLICITOR & ESTATE AGENTS

Derek Mackenzie Solicitors & Estate Agent

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



HOUSE FOR SALE

Roinabhal, Bakers Road, Isle of Lewis, HS2 0EA

In a sought-after location of Newmarket, we are delighted to welcome to the market this well maintained, bright and spacious home, perfect for family living.

Contact Us -

property@derekmackenzie.com
01851 702211





Roinabhal provides a blank canvas for personalisation, allowing you to craft the perfect home to suit your style and is presented in walk-in condition comprising kitchen, lounge, sun-room, bathroom and three double bedrooms, one with en-suite shower room.

Heating is by way of oil and the property is equipped with uPVC windows and doors.

Externally to the front of the property is well maintained garden ground with an array of shrubs and plants. There is a decking area to the front ideal for outdoor entertainment and a driveway suitable for multiple vehicles. To the rear of the property there is a timber garage and drying area with substantial garden ground.

The property is conveniently located in close proximity to Laxdale Primary School, Western Isles Hospital and a short drive from the Town Centre with all local amenities, services and supermarkets.

Entrance Porch - 1.51m x 1.20m



Hallway - 1.53m x 3.26m & 4.91m x 0.88m



Kitchen - 4.91m x 3.58m



Lounge - 5.51m x 3.50m



Sun-room - 2.63m x 4.46m



Bathroom - 2.57m x 1.49m



Master Bedroom - 3.08m x 3.98m



En-Suite - 1.26m x 2.37m



Bedroom 2 - 2.99m x 2.60m



Bedroom 3 - 4.03m x 2.59m



External - Front & Rear



Floor Plan



Additional Information

Viewing strictly by appointment only

Home Report available

EPC Rating: Band E

Council Tax Band: D

Internal area: 105m²

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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