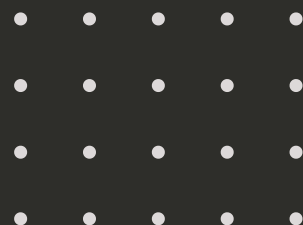




DEREK MACKENZIE
SOLICITOR & ESTATE AGENTS

Derek Mackenzie Solicitors & Estate Agent

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



HOUSE FOR SALE

Frondeg, 1B Garrabost, Point, Isle of Lewis, HS2 0PN

Located in the East Coast of Lewis, in a peaceful, picturesque area of Garrabost, Point, we are delighted to welcome to the market this cosy and homely three bedroom property.

Contact Us -

property@derekmackenzie.com
01851 702211





Offering excellent potential for family living, accommodation is presented in walk in condition comprising ground floor entrance hallway, kitchen/diner, lounge, family room/bedroom and shower room. First floor comprises two double bedrooms, bathroom and office space. Views overlooking Broadbay are beautifully framed by all front aspect windows.

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

There is a neat stair lift within the property available by separate negotiation or alternatively can be removed before settlement. The property was rewired throughout in 2015 and emergency lighting has been installed within the kitchen and on the landing.

Externally to the front of the property there is garden space with an array of shrubs and plants. There is a driveway and electrically powered Shed to the side and to the rear there is a drying area, garden with more beautiful shrubs and plants and a charming Polycrub.

‘Frondeg’ is in close proximity to the sands of Bayble Beach and the Braighe as well as the local primary school, shop and cafe. There is a regular bus service into the main town of Stornoway, which is approximately 6 miles away, with all amenities and services

Kitchen/Diner - 4.51m x 4.51m



Lounge - 4.23m x 4.26m



Shower Room - 2.62m x 2.02m



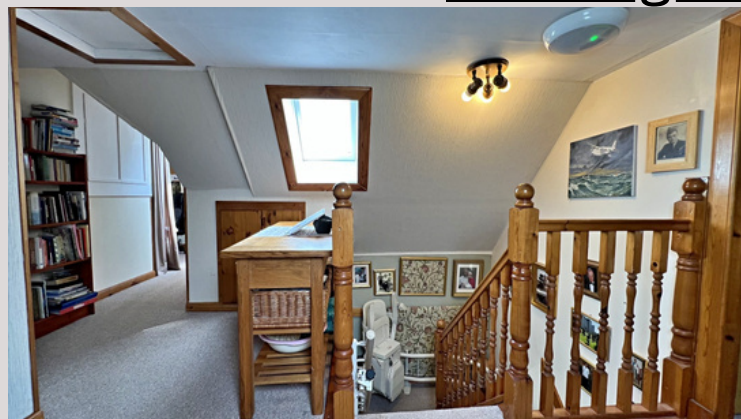
Family Room/Bedroom - 3.84m x 4.21m



Entrance Hallway - 3.00m x 1.80m



Landing - 3.07m x 3.71m



Bedroom 2 - 4.16m x 3.43m



Bedroom 3 - 3.45m x 3.95m



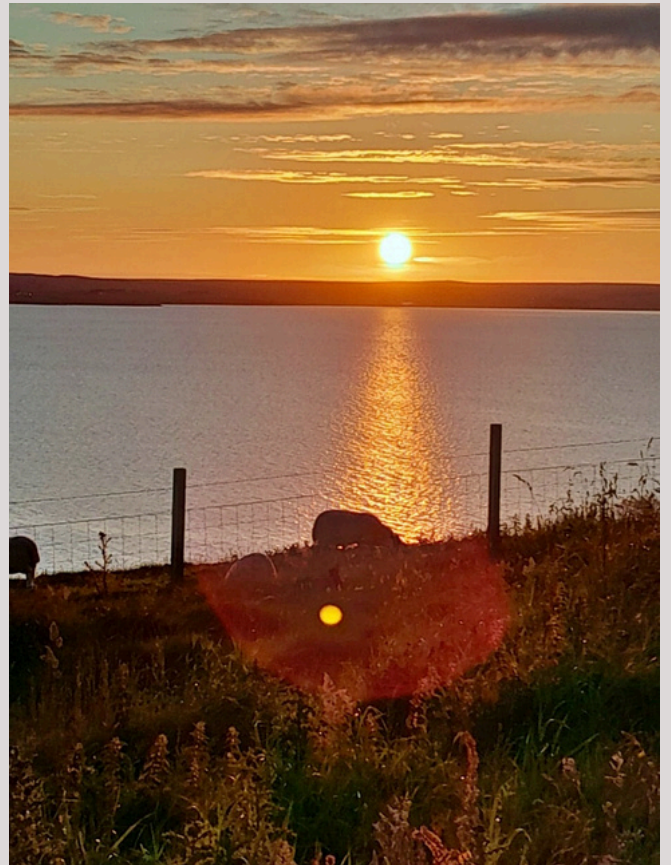
Bathroom - 2.20m x 2.97m



Office Space - 2.96m x 4.59m



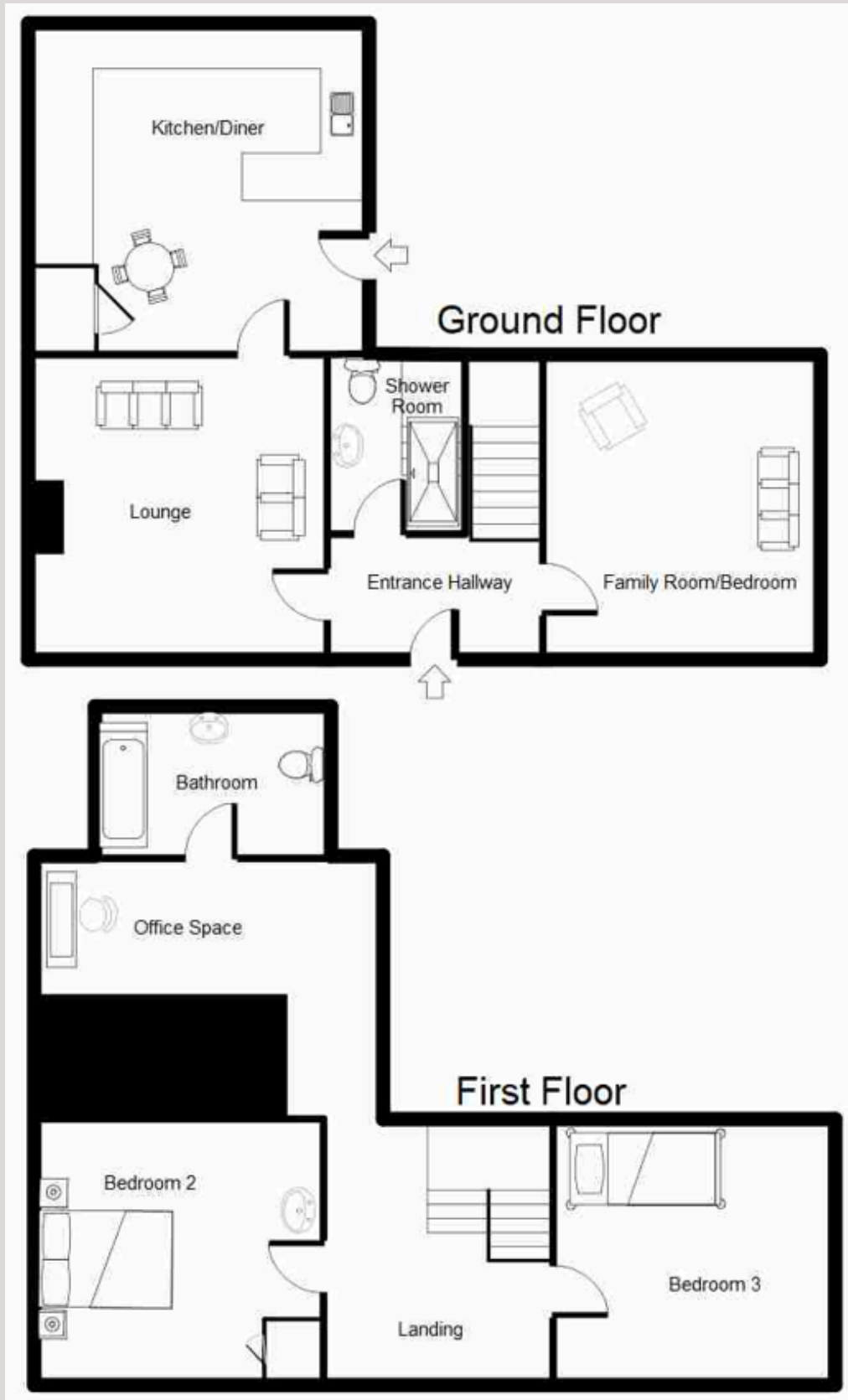
Broadbay Views



Garden & Polycrub



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

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.