

HOUSE FOR SALE

18 Laxay, Lochs, Isle of Lewis, HS2 9PJ

Located in the scenic,
peaceful crofting village of
Laxay we are pleased to
welcome to the market this
substantial five bedroom
property.

Contact Us -

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Accommodation is presented over one and a half stories comprising ground floor entrance hallway, lounge with open fire, kitchen/diner, utility/porch, bathroom and two double bedrooms. First floor comprises three additional double bedrooms, all equipped with en-suite shower rooms.

The property benefits from oil central heating and uPVC windows and doors throughout. 18 Laxay was previously utilised as a successful B&B which lends itself the opportunity for prospective purchasers to follow suit or for a family to make this house their home.

Externally surrounding the property there is substantial garden ground with drying area and decking area to the rear, ideal for outdoor entertainment. There is an attached annex suitable for multiple uses such as storage space, studio or further accommodation.

There is a local primary school and filling station a 10 minute drive away and a regular bus service into the main town of Stornoway, which is approximately 11 miles away, with all amenities and services

Lounge - 5.25m x 3.48m



Kitchen/Diner - 4.74m x 3.49m



Bathroom - 2.25m x 2.53m



Bedroom 1 - 3.30m x 2.92m

Bedroom 2 - 4.95m x 4.10m En-Suite - 1.58m x 1.77m



Bedroom 3 - 3.80m x 2.39m



En-Suite - 0.88m x 1.33m



En-Suite - 1.76m x 1.93m



Bedroom 4 - 3.88m x 4.31m



External



Additional Information

Home Report Available

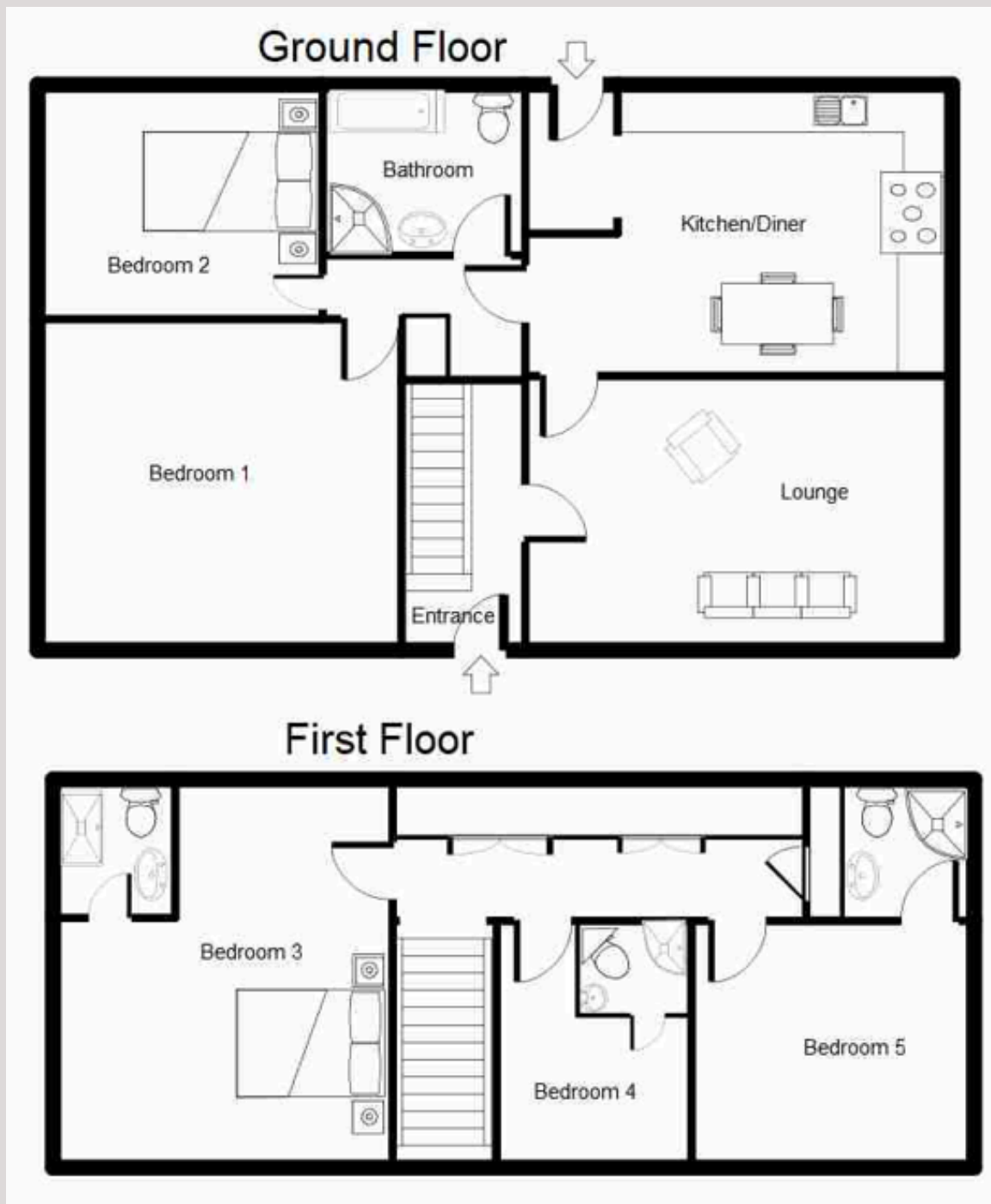
Viewing strictly by appointment only

EPC Rating: Band E

Council Tax Band: D

Internal Area: 157sqm

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

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