



DEREK MACKENZIE
SOLICITOR & ESTATE AGENTS

Derek Mackenzie Solicitors & Estate Agent

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

HOUSE FOR SALE



Glen Cottage, 5 Croir, Bernera, Isle of Lewis, HS2 9LZ

Situated in an elevated, sheltered position with stunning views of Little Bernera and Loch Roag we are delighted to welcome to the market this spacious property with three public rooms and three bedrooms.

Contact Us -

property@derekmackenzie.com
01851 702211





Currently run as a successful holiday house the internal layout could easily be reconfigured to add a fourth bedroom, Glen Cottage offers an exciting opportunity for those seeking a peaceful lifestyle with income potential. Whether as a full-time residence, a seasonal escape, or a ready-to-go holiday let, the property lends itself perfectly to all.

Accommodation is generous throughout comprising ground floor entrance porch, open plan kitchen/sitting room, dining room, two double bedrooms and bathroom. First floor comprises spacious lounge, bedroom and bathroom. Heating in the property is by way of oil and multi-fuel stove in the lounge, and windows are uPVC throughout.

Externally surrounding the property is substantial garden ground and concrete paved space ideal for outdoor entertainment.

There is a local cafe, community centre and shop with petrol service and post office in Bernera and the main town of Stornoway is approximately 27 miles away with all amenities and services.

Viewing is by appointment only and highly recommended.

Kitchen - 2.93m x 5.12m



Sitting Room - 4.95m x 7.10m



Dining Room - 3.51m x 4.48m



Bedroom 1 - 3.94m x 6.22m



Bedroom 2 - 3.93m x 4.06m



Bathroom - 2.91m x 2.23m



Lounge - 7.31m x 5.99m



Bedroom 3 - 3.48m x 2.41m



Bathroom - 3.38m x 1.83m



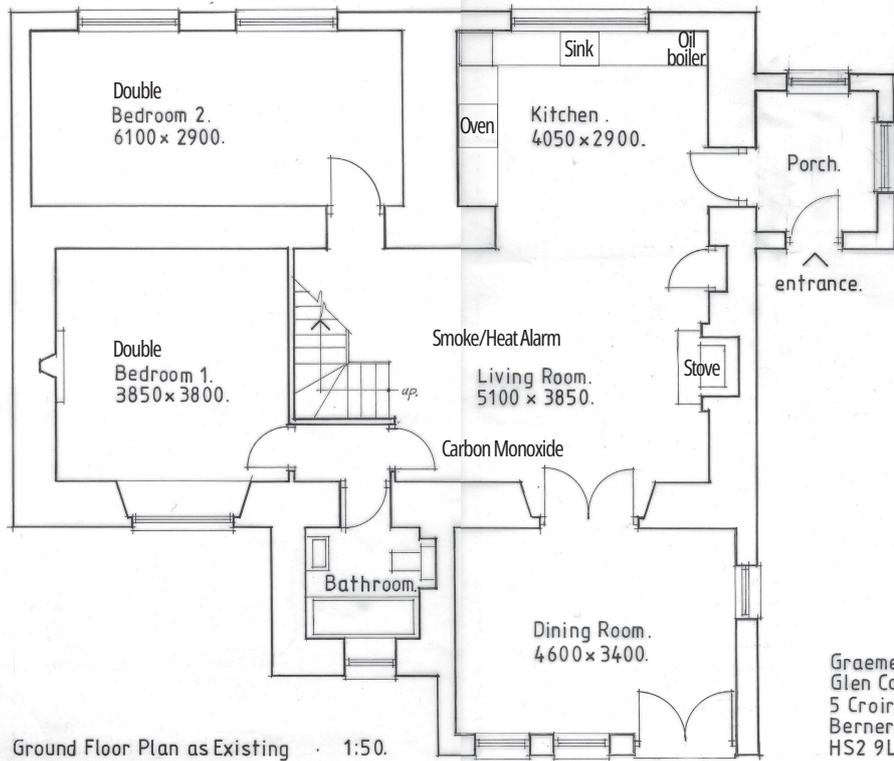
External



Shore

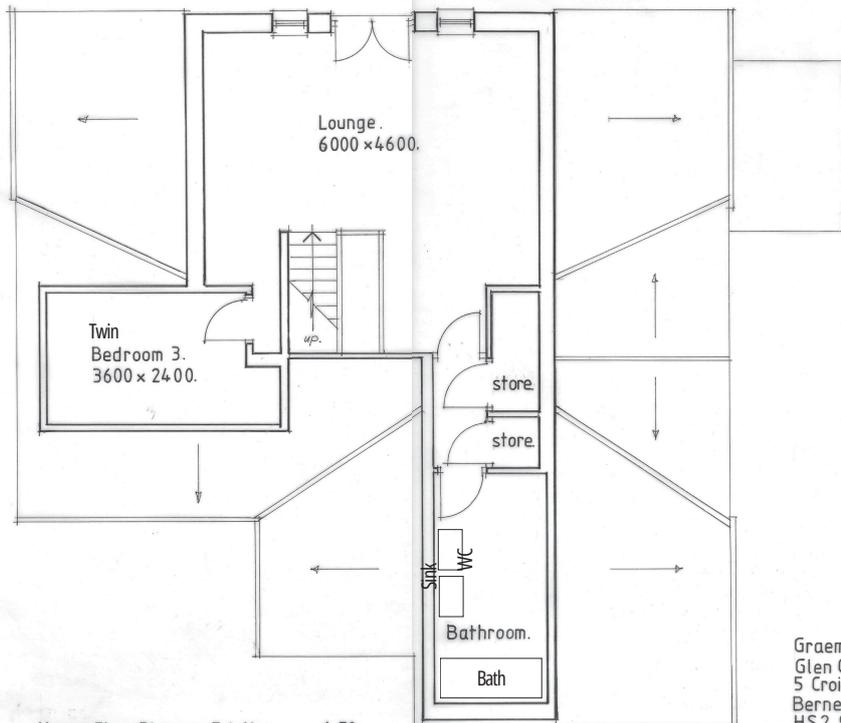


Floor Plan



Ground Floor Plan as Existing · 1:50.

Graeme Sword,
Glen Cottage,
5 Croir,
Bernera,
HS2 9LZ.



Upper Floor Plan as Existing · 1:50.

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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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