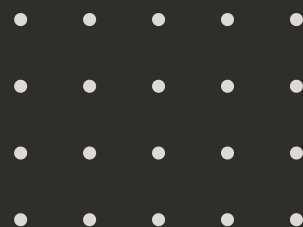




**DEREK MACKENZIE**  
SOLICITOR & ESTATE AGENTS

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

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



# HOUSE FOR SALE

## **4a Portvoller, Point, Isle of Lewis, HS2 0HA**

Located in the peaceful village of Portvoller, Point, we are delighted to welcome to the market this spacious, three bedroom family home boasting picturesque views from every window.

### **Contact Us -**

*property@derekmackenzie.com*  
**01851 702211**







Accommodation is presented in walk-in condition comprising ground floor entrance hallway, lounge, kitchen/diner, porch, three double bedrooms and bathroom.

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

Externally the property boasts well-maintained garden ground with an array of shrubs and plants, and enjoys views overlooking the Loch towards Broadbay and the cliffs of Tiumpán Head as well as views of the Minch.

To the side of the property there is a timber shed and tarmac driveway suitable for multiple vehicles.

Portnaguran Pier and Tiumpán Head Lighthouse are in close proximity to the property, ideal for leisurely walks and whale watching. There is a local primary school, Cafe and shop in the village of Knock which is a short drive from Portvoller, and a regular bus service into the main town of Stornoway, which is approximately 10 miles away, with all amenities and services.

Viewing is by appointment only and highly recommended to appreciate this charming property.

Porch - 1.44m x 0.87m



Kitchen/Diner - 4.25m x 6.06m





Lounge - 4.84m x 3.64m



Hallway - 5.11m x 1.17m



Bathroom - 2.23m x 2.12m





### Bedroom 1 - 3.49m x 4.40m



### Bedroom 2 - 3.84m x 3.68m



### Bedroom 3 - 3.39m x 3.73m



### Additional Information

Home Report available

EPC Rating: Band E

Internal Area: 97m<sup>2</sup>

Council Tax Band: C

Viewing is strictly by appointment only



# External



## 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.