



DEREK MACKENZIE
SOLICITOR & ESTATE AGENTS

Derek Mackenzie Solicitors & Estate Agent

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

HOUSE FOR SALE

**2 Airigh Ard,
Plasterfield,
Stornoway, HS1 2UN**

We are delighted to welcome to the market this cosy, pristine, recently renovated two bedroom property located in a quiet residential area of Plasterfield.

Contact Us -
property@derekmackenzie.com
01851 702211





2 Airigh Ard is presented in immaculate, walk-in condition and offers excellent potential for first-time buyers, downsizers and those in the rental market alike.

Accommodation is presented over one and a half storeys comprising ground floor porch/utility, kitchen, lounge, double bedroom, shower room and dining room. First floor comprises large double bedroom and W/C.

Heating within the property is by way of Oil and windows and doors are uPVC throughout.

Externally to the front of the property there is a lock block driveway. To the rear of the property there is well maintained garden ground with drying area, timber sheds and block patio area.

The property is in close proximity to The Nicolson Institute and Stornoway Primary School and is a short walk from the town centre, with all amenities and services.

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

Utility/Porch - 2.01m x 1.66m



Hallway - 1.88m x 2.47m



Kitchen - 4.29m x 2.80m



Lounge - 2.99m x 5.72m



Bedroom 1 - 3.00m x 3.09m



Dining Room - 2.87m x 2.90m



Shower Room - 4.09m x 1.80m



Bedroom 2 - 4.66m x 4.29m



W/C - 1.18m x 1.45m



External - Front



External - Rear



Additional Information

Viewing strictly by appointment only

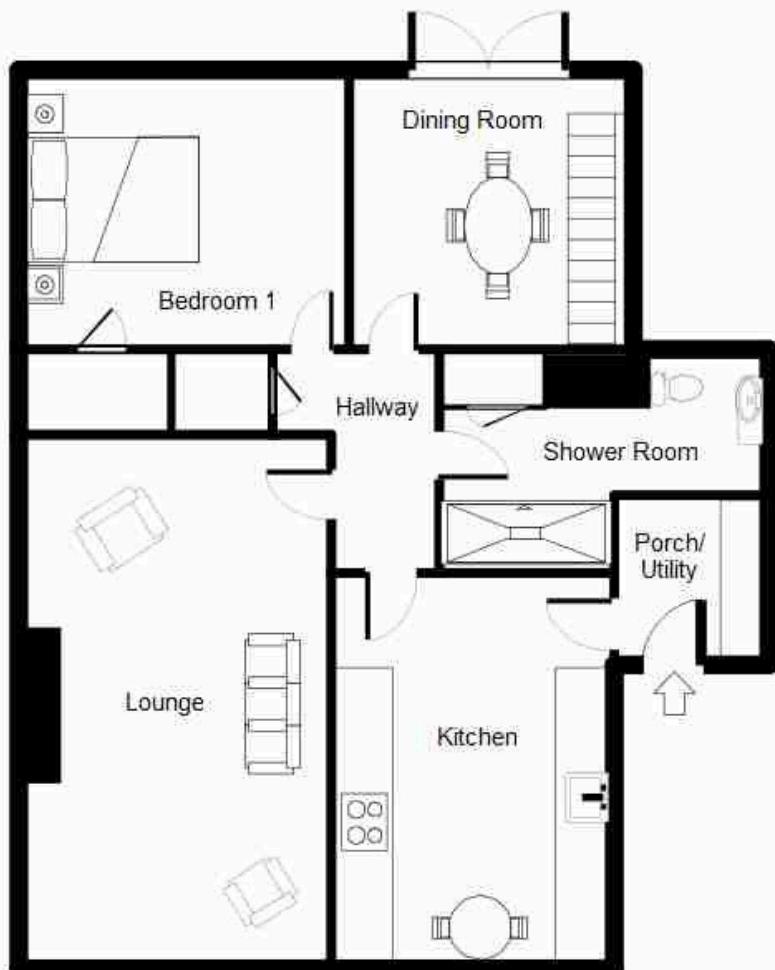
Home Report available

EPC Rating: Band D

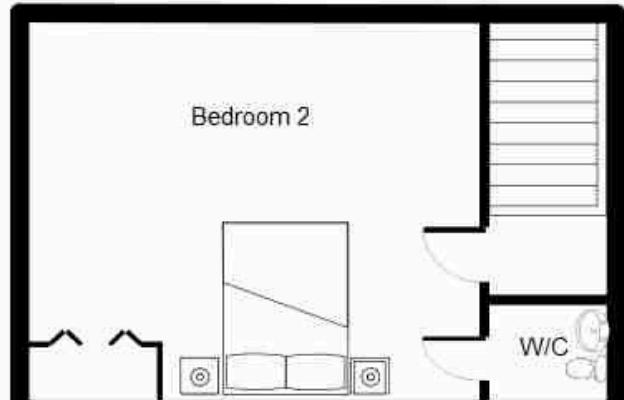
Council Tax Band: B

Internal Area: 87sqm

Floor Plan



Ground Floor



First Floor

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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