

**HOUSE
FOR SALE**



38 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 charming two bedroom property.

Contact Us -
property@derekmackenzie.com
01851 702211





Accommodation is presented over one and a half stories comprising ground floor entrance porch, kitchen, hallway, lounge and shower room. First floor comprises two double bedrooms and W/C.

The property benefits from oil central heating and uPVC windows and doors throughout. Open views of the surrounding village and towards Loch Erisort are framed by all front aspect windows.

Externally to the front of the property there is substantial garden ground, a decking area ideal for outdoor entertainment and a timber shed.

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

Entrance Porch - 2.61m x 1.92m



Kitchen - 3.03m x 3.92m



Lounge - 2.62m x 3.96m



Shower Room - 1.69m x 2.83m



Landing - 2.94m x 1.87m



W/C - 1.88m x 0.87m



Bedroom 1 - 3.53m x 3.89m



Bedroom 2 - 3.43m x 3.84m

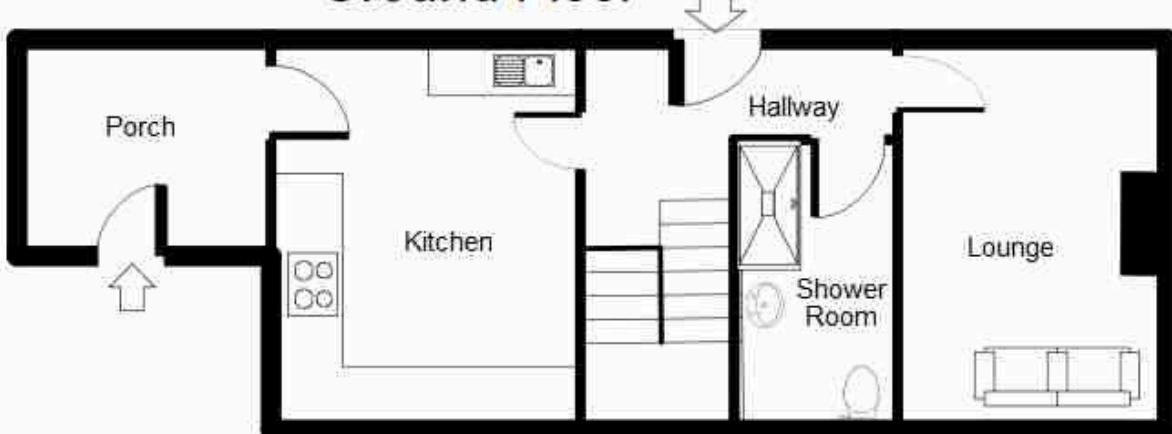


External

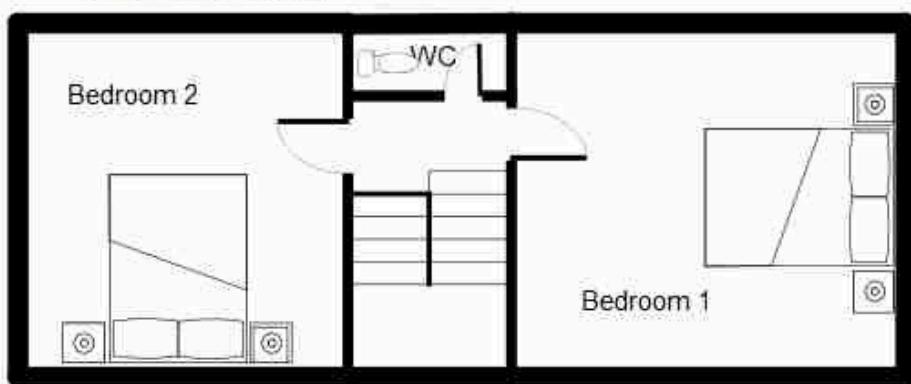


Floor Plan

Ground Floor



First Floor



Additional Information

Viewing strictly by appointment only

Home Report available

EPC Rating: Band D

Council Tax Band: A

Internal Area: 76 sqm

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.