

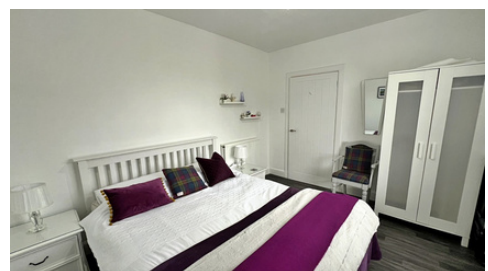
# HOUSE FOR SALE

## 15 Sworddale, Point, Isle of Lewis, HS2 0BP

Located in the peaceful village of Sworddale, Point, we are delighted to welcome to the market this immaculate three bedroom family home, presented in walk-in condition.

### Contact Us -

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15 Swordale has been fully refurbished to a high standard throughout and provides a blank canvas for personalisation, allowing you to craft the perfect home to suit your style. Accommodation comprises kitchen/dining area, lounge, shower room, two double bedrooms and one single bedroom.

The first floor offers excellent potential for development, with a floored loft extending the full length of the property

Heating is by way of oil and the property is equipped with uPVC windows throughout. Furniture items within the property are available for sale by separate negotiation.

To the rear of the property, there is a generous, low-maintenance gravel parking area with space for multiple vehicles, complemented by an extensive enclosed section of ground. This versatile outdoor space offers excellent scope for future development - such as an extension, garage, or polycrubs (subject to relevant planning consents)

There is a local primary school, shop and cafe nearby, with a regular bus service into the main town of Stornoway, which is approximately 6 miles away, with all amenities and services.

Viewing is strictly by appointment only and highly recommended to appreciate this modern home.

Entrance Hallway - 4.34m x 1.21m & 0.93m x 4.46m



Lounge - 4.97m x 3.52m



## Kitchen / Dining Area - 6.63m x 4.74m



## Dining Area



## Shower Room - 1.68m x 1.86m



## Single Bedroom - 1.71m x 3.39m



## Bedroom 2 - 3.10m x 3.36m



## Bedroom 3 - 3.74m x 3.20m



## Loft Space



## Additional Information

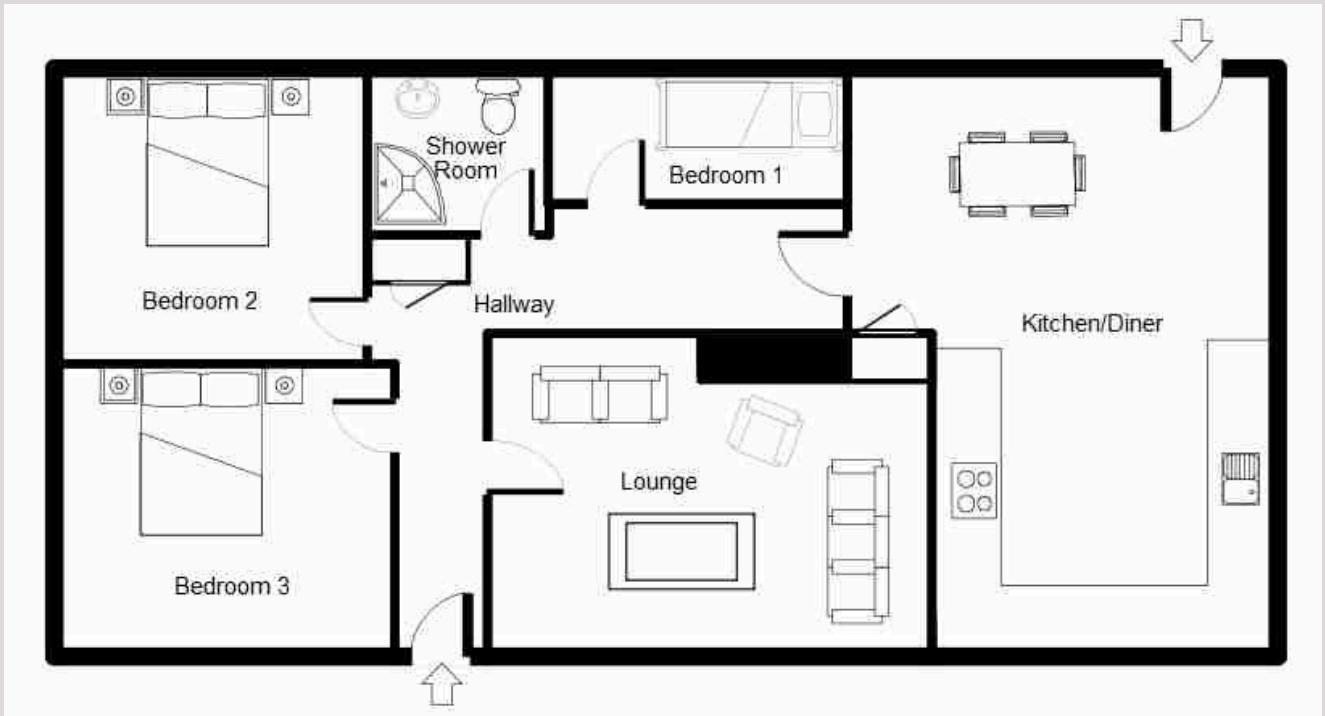
Home Report available

EPC Rating: Band D

Council Tax Band: C

Internal Area: 90sqm

# External



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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