

HOUSE FOR SALE

45 Upper Coll, Isle of Lewis, HS2 0LT

An excellent opportunity has arisen to purchase this stunning, spacious, detached four bedroom family home located in the desirable area of Upper Coll.

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The property has been renovated to an exceptional standard throughout and is presented in pristine condition. Accommodation comprises a spacious lounge with gas fire, a newly fitted kitchen with integrated appliances and wooden herringbone flooring, family bathroom, master bedroom with en-suite shower room, and three further bedrooms, one of which is currently utilised as a family room. Recent upgrades include a new roof, fascias and guttering, new flooring and lighting throughout, along with a new oil boiler, oil tank and radiators.

Heating is provided via oil, and the property benefits from triple glazed windows throughout. Furniture items in the property are available by separate negotiation.

Externally, newly installed porcelain tiles frame the property, creating a clean and contemporary finish. The surrounding chipped garden ground offers low-maintenance appeal, with a drying area to the rear and a large garage featuring a remote electric roller door. The private driveway provides generous parking for multiple vehicles.

45 Upper Coll is ideally located just a short five minute walk from the picturesque Coll Beach and the Coll Centre, which offers a range of sports facilities and classes. Tong Primary School and the Community Hall are close by, and Stornoway Town Centre is approximately 5 miles away.

Viewing is strictly by appointment and is highly recommended to fully appreciate this magnificent home

Hallway - 1.69m x 4.27m & 7.15m x 0.99m



Lounge - 5.38m x 4.18m



Kitchen - 6.60m x 4.10m



Bathroom - 2.99m x 1.76m



Bedroom 1 - 2.99m x 2.92



Bedroom 2 - 2.97m x 2.32m



Bedroom 3 - 2.99m x 3.52m



Bedroom 4 - 2.99m x 3.57m



En-Suite - 1.43m x 2.38m



Garage - 4.24m x 6.31m



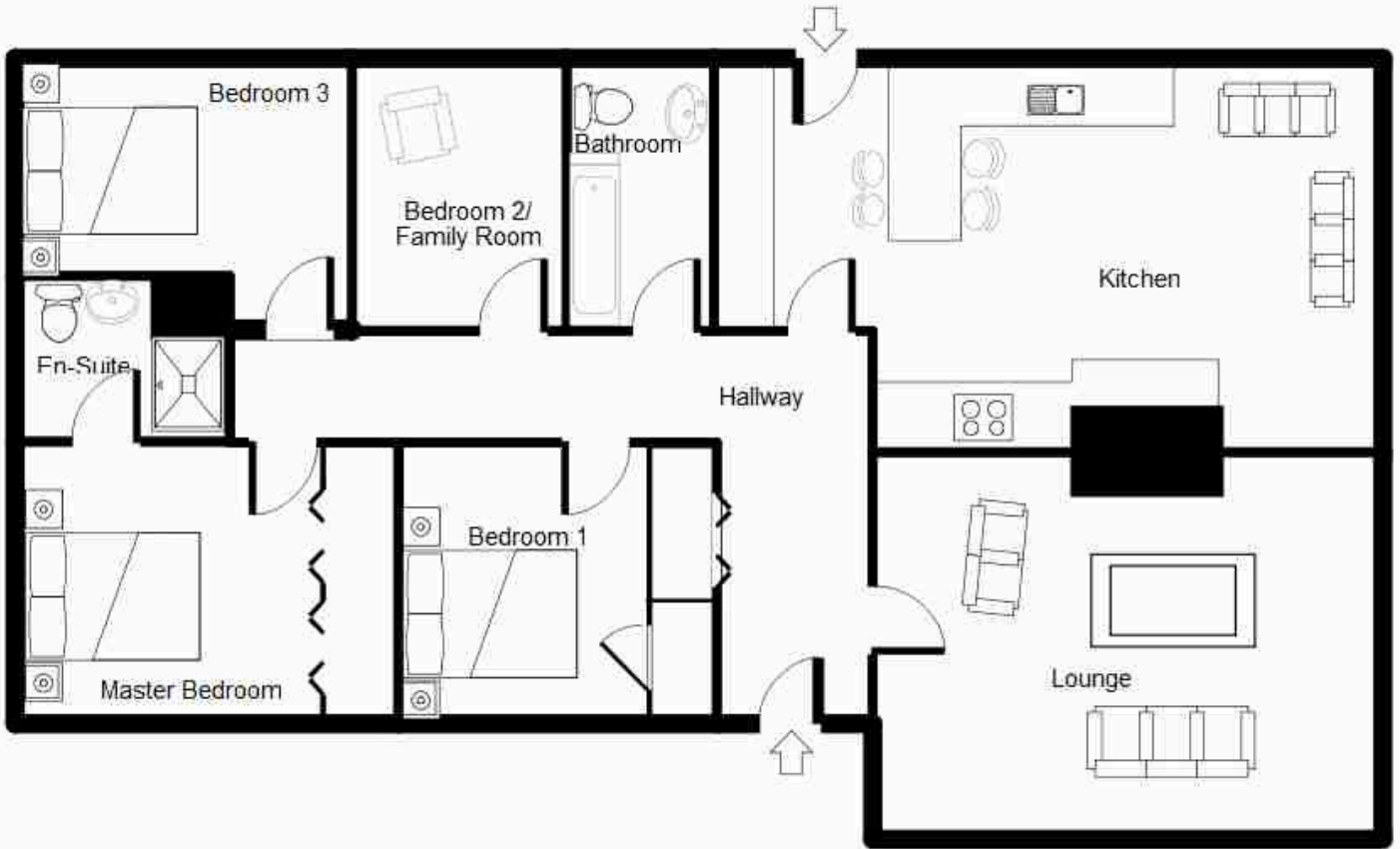
External - Front



External - Rear



Floor Plan



Additional Information

Viewing strictly by appointment only

Home Report available

EPC Rating: Band D

Council Tax Band: D

Internal Area: 114sqm

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

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