



**DEREK MACKENZIE**  
SOLICITOR & ESTATE AGENTS

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

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

# **HOUSE FOR SALE**

### **1 Perceval Road South, Stornoway, Isle of Lewis, HS1 2EX**

Conveniently located on the outskirts of Stornoway Town Centre we are pleased to present to the market this spacious, two bedroom end terrace property.

#### **Contact Us -**

*property@derekmackenzie.com*  
*01851 702211*





Accommodation is bright and spacious throughout comprising ground floor kitchen/diner and lounge. First floor comprises shower room and two double bedrooms. The loft is also fully floored offering excellent space for storage.

The property benefits from Gas central heating and ample built in storage throughout and windows are double glazed.

Externally to the front of the property there is substantial garden space with off road parking for multiple vehicles. To the rear of the property there is a wooden decking area and low maintenance garden ground.

Perceval Road South is a stones throw away from Lews Castle Grounds and Stornoway Golf Club and less than a mile away from Stornoway Town Centre with all amenities and services. Stornoway Primary School, The Nicolson Institute and Western Isles Hospital are also within walking distance of the property.

Entrance - 1.33m x 6.34m



Landing - 2.02m x 2.12m



Lounge - 3.78m x 4.81m



## Kitchen/Diner - 5.09m x 2.85m



## Shower Room - 1.72m x 2.11m



## Bedroom 1 - 4.15m x 3.88m



## Bedroom 2 - 2.98m x 3.13m



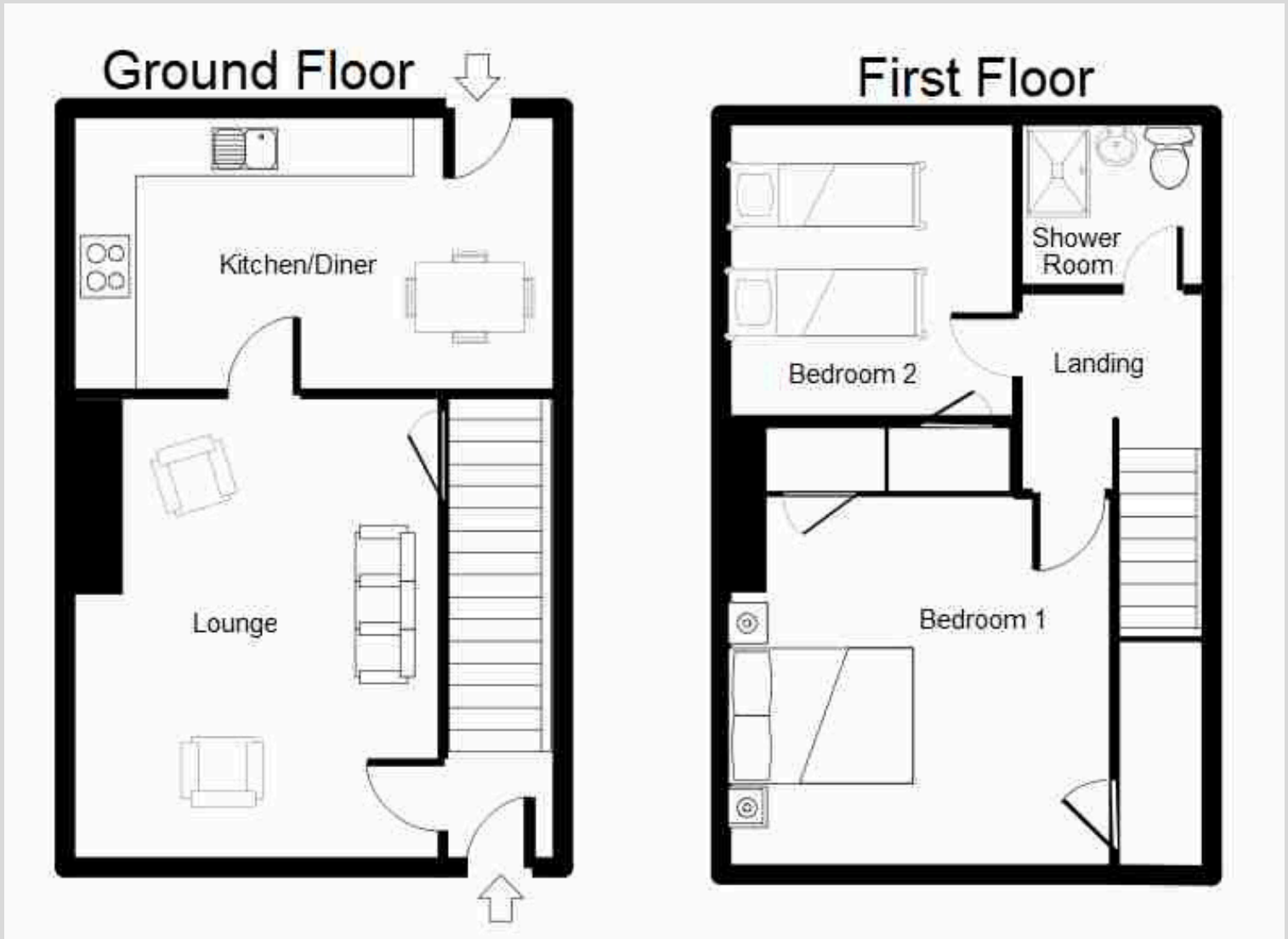
## External



# External



# Floor Plan



## Additional Information

Viewing strictly by appointment only

Home report available

EPC Rating: Band C

Council Tax Band: A

Internal Area: 81m<sup>2</sup>

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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