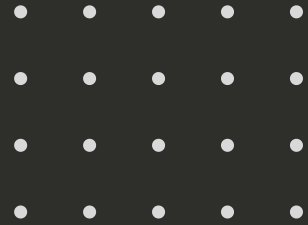




DEREK MACKENZIE
SOLICITOR & ESTATE AGENTS

Derek Mackenzie Solicitors & Estate Agent

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



HOUSE FOR SALE

5a Coll, Isle of Lewis, HS2 0JR

Enjoying stunning panoramic views over Broadbay and Coll beach, we are delighted to welcome to the market this cosy, traditional three bedroom family home.

Contact Us -
property@derekmackenzie.com
01851 702211





Although the property may benefit from modernisation, it offers excellent potential for a family to make this house their home.

Accommodation comprises a ground-floor utility/porch, kitchen/diner, hallway and bedroom/family room; a mid-floor bathroom; and on the first floor, two double bedrooms and a box room.

Heating in the property is by way of electric night storage heaters and windows are uPVC throughout.

Externally, the rear of the property offers substantial low-maintenance garden ground, providing excellent potential for an extension, taking advantage of the stunning views. To the front, the property is complemented by an attractive array of mature shrubs and plants.

5a Coll is conveniently located close to the local primary school, several sandy beaches, a filling station, coffee shop, barbers, hairdressers and pharmacy. The main town of Stornoway lies approximately 7 miles away, providing a full range of amenities and services.

Entrance Porch - 1.95m x 2.35m



Kitchen/Diner - 2.39m x 4.08m



Lounge - 3.52m x 4.22m



Family Room/Bedroom 1 - 3.60m x 4.20m



Bedroom 2 - 3.66m x 4.11m



Bedroom 3 - 3.63m x 4.02m



Hallway - 1.92m x 3.34m



Landing - 1.90m x 3.00m



Bathroom - 1.71m x 2.31m



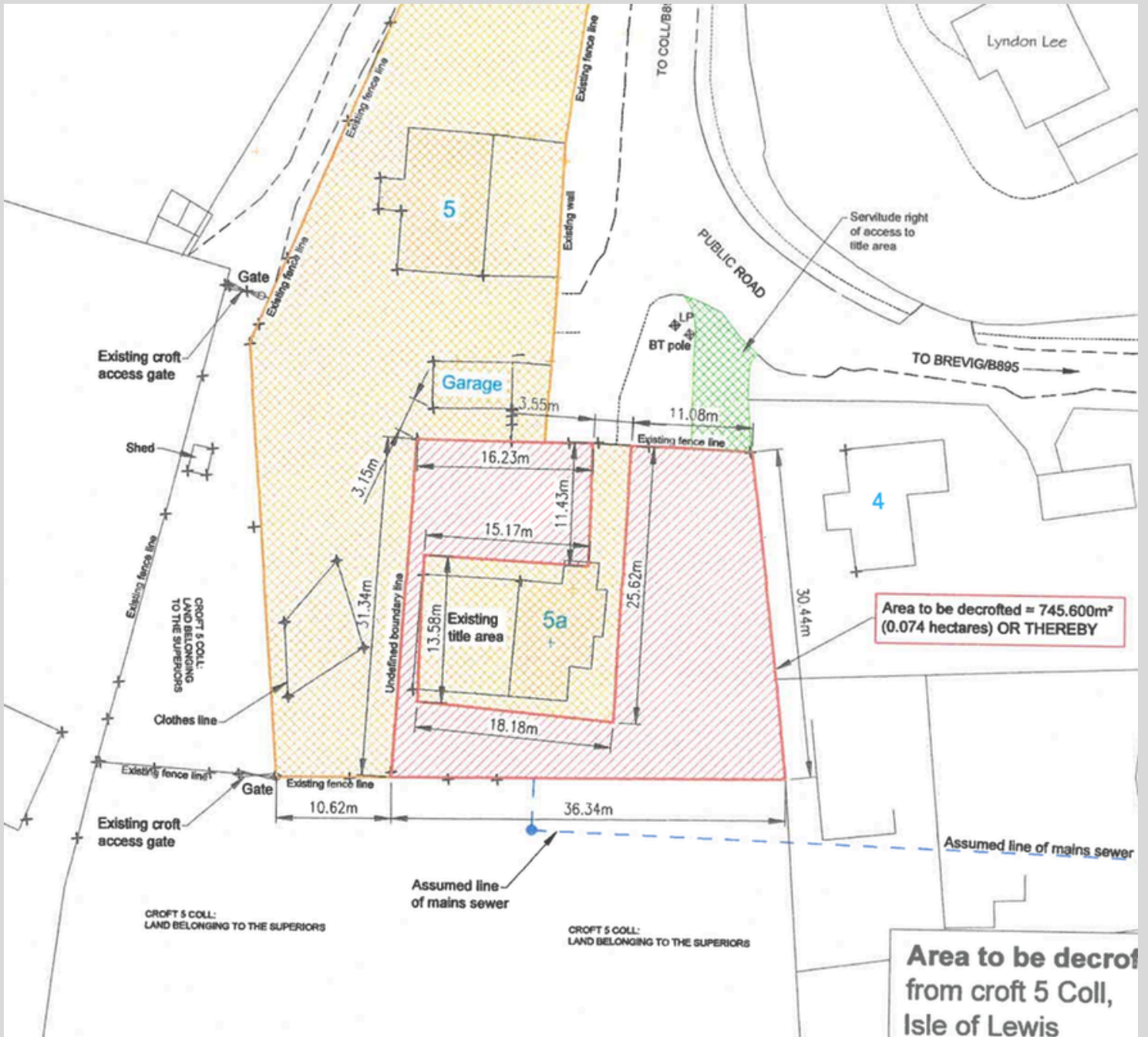
Box Room - 0.98m x 1.75m



External



Title Area



Additional Information

Viewing by appointment only

Home Report available

EPC Rating: Band G

Council Tax Band: B

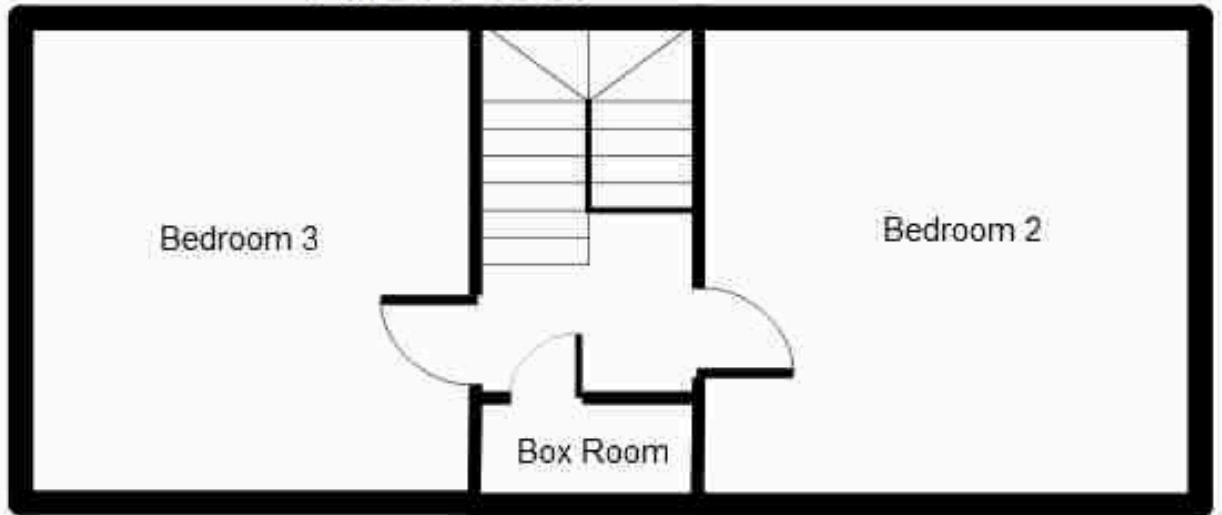
Internal Area: 97m²

Floor Plan

Ground Floor & Mid-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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