

HOUSE FOR SALE

Sunnybrae, Outend, Isle of Scalpay, HS4 3YG

An excellent opportunity has arisen to purchase this newly renovated, cosy, three bedroom home located in the quiet, picturesque village of Outend, Scalpay.

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The property enjoys peaceful, panoramic views over East Loch Tarbert and has been renovated to a high standard offering a blank canvas for purchasers.

Accommodation comprises ground floor entrance hallway, open plan kitchen/diner/lounge, double bedroom/family room and bathroom.

First floor comprises two double bedrooms and spacious shower room.

Heating in the property is by way of electric and windows and external door are double glazed uPVC throughout.

Externally to the side of the property is a gravel area suitable for off road parking for multiple vehicles.

Sunnybrae is in close proximity to Scalpay Lighthouse, perfect for leisurely, scenic coastal walks. There is a local restaurant nearby and a regular bus service into the main town of Tarbert, Isle of Harris, which is approximately 7 miles away with all amenities and services including shops, restaurants, healthcare, education, sports facilities and transport links.

Entrance Hallway - 2.02m x 5.84m



Kitchen/Diner/Lounge - 3.43m x 7.15m



Bedroom 1/Family Room - 3.49m x 4.30m



Bathroom - 2.32m x 2.64m



Bedroom 2 - 3.54m x 3.94m



Bedroom 3 - 2.73m x 3.98m



Views over East Loch Tarbert



Landing - 2.00m x 3.05m



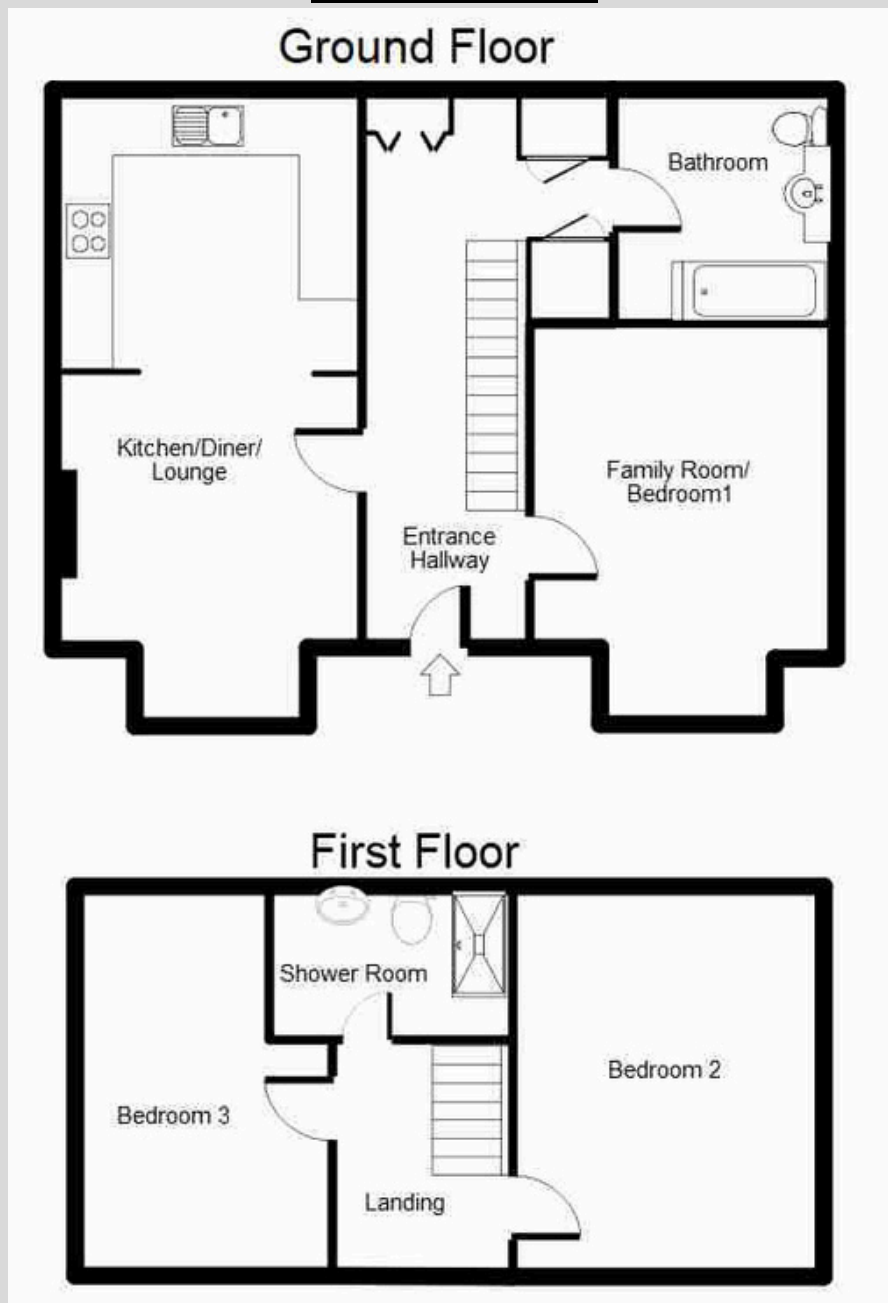
Shower Room - 2.72m x 1.77m



External



Floor Plan



Additional Information

Home Report available

EPC Rating: Band F

Council Tax Band: A

Internal Area: 89m²

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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