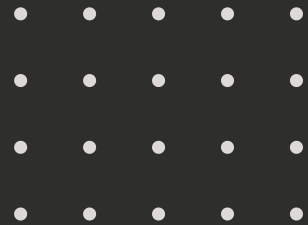




**DEREK MACKENZIE**  
SOLICITOR & ESTATE AGENTS

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

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



# **HOUSE FOR SALE**

### **Castle View, 47 Matheson Road, Stornoway, Isle of Lewis, HS1 2LA**

Located in the heart of Stornoway in a sought-after location we are proud to welcome to the market this impressive, traditional, two storey semi-detached four bedroom home.

**Contact Us -**  
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The already attractive home offers prospective purchasers the opportunity to create the perfect spacious, cosy family home.

Accommodation is airy and bright throughout and comprises ground floor entrance hallway, dining room/family room, lounge, kitchen/diner, rear porch and shower room. First floor comprises 4 bedrooms and bathroom.

The property benefits from double glazed windows and heating is by way of gas fired boiler.

Externally there is a well-maintained spacious, private garden ground both to the front and rear of the property. There is also a garage located to the side of the property with shed and store. Off road private parking is available to the front and side of the property.

Matheson Road is in close proximity to The Castle Grounds, Stornoway Golf Club, The Nicolson Institute and Stornoway Primary School and is a very short walk from the town centre, with all amenities and services.

Entrance Hallway - 3.71m x 1.95m



Landing - 1.95m x 4.71m



Porch - 1.74m x 0.90m



Shower Room - 1.92m x 1.38m



Kitchen - 2.77m x 6.39m



## Dining Room/Family Room - 3.95m x 3.65m



## Lounge - 3.95m x 3.47m



## Bedroom 1 - 3.57m x 2.58m



Hallway - 2.53m x 1.26m



Bathroom - 2.24m x 2.72m



## Bedroom 2 - 2.46m x 2.84m



## Bedroom 3 - 3.34m x 3.25m



## Bedroom 4 - 4.02m x 3.20m



## External - Rear



# External - Front



Garage - 5.50m x 2.85m



Shed - 4.9m x 2.82m



Store



# Floor Plan



## Additional Information

Viewing strictly by appointment only

Home Report available

EPC Rating: Band D

Council Tax Band: D

Internal Area: 137m<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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