

# HOUSE FOR SALE



## 2B Lochganvich, Isle of Lewis, HS2 9DT

Enjoying panoramic views over Lochganvich towards the Hills of Harris, we are pleased to welcome to the market this traditional two/three bedroom property.

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This home offers a peaceful lifestyle as a permanent home, watching the golden sunsets or a cosy holiday house offering a convenient rural location. Accommodation comprises ground floor entrance porch, lounge, kitchen/diner, rear porch, store and dining room/bedroom. First floor comprises bathroom, box room and two double bedrooms.

Heating in the property is by way of oil and open fire in the lounge. Windows are uPVC throughout.

Externally to the rear of the property there is mature garden ground and drying area with off road parking available to the side. There is an attached garage offering ample storage or workshop space.

Croft 2B Lochganvich to the front of the property is also for sale by separate negotiation. The Croft extends to approximately 2.348 Hectares (5.80 Acres). This would be an excellent opportunity for an array of agricultural uses or the potential for development subject to relevant planning consents.

The property is in close proximity to a local primary school and filling station. There is a regular bus service to the main town of Stornoway which is approximately 12 miles away with all amenities and services,

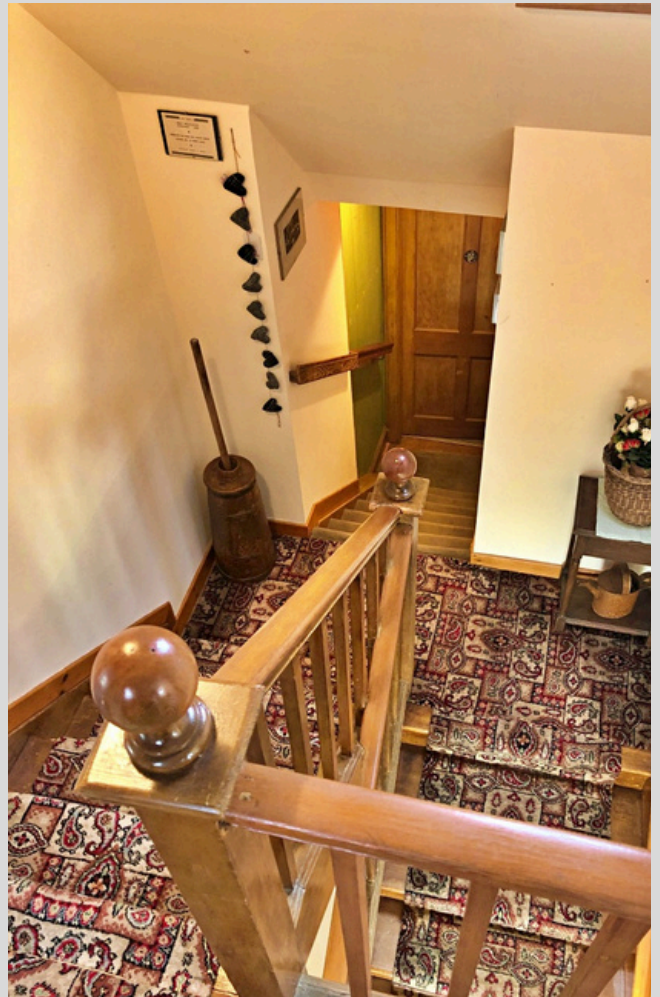
Kitchen/Diner - 4.05m x 4.51m



Lounge - 3.81m x 4.08m



# Hallway & Landing - 1.91m x 3.79m



## Dining Room/Bedroom - 3.82m x 3.64m



## Bathroom - 2.39m x 1.89m



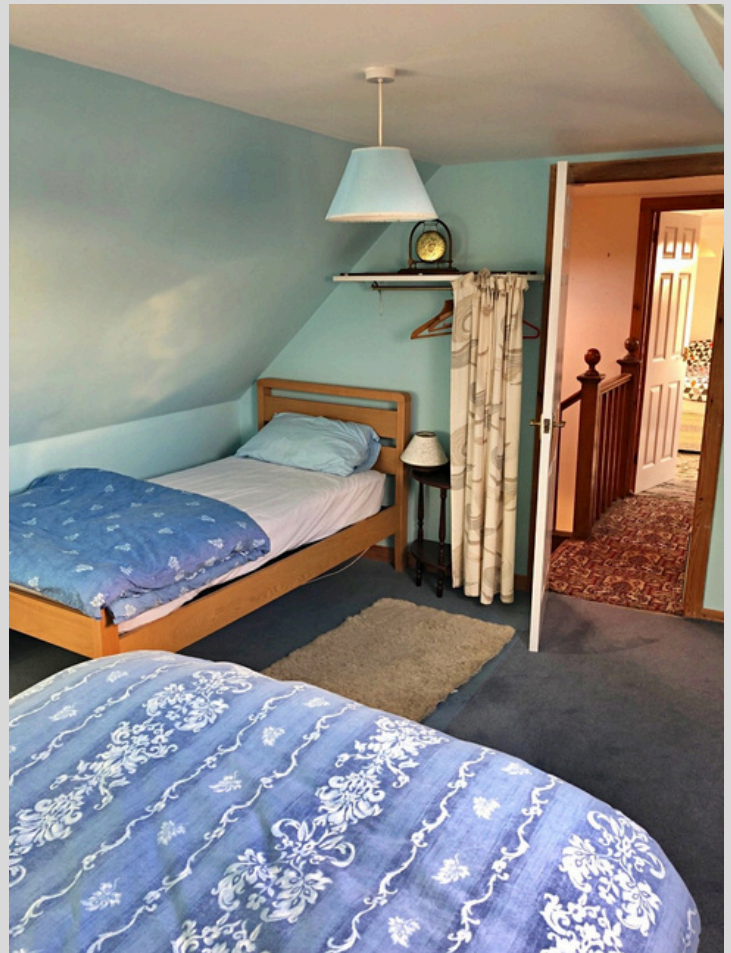
Bedroom 1 - 3.66m x 3.94m



Box Room - 1.14m x 1.91m



Bedroom 2 - 4.35m x 3.81m



## External - Rear



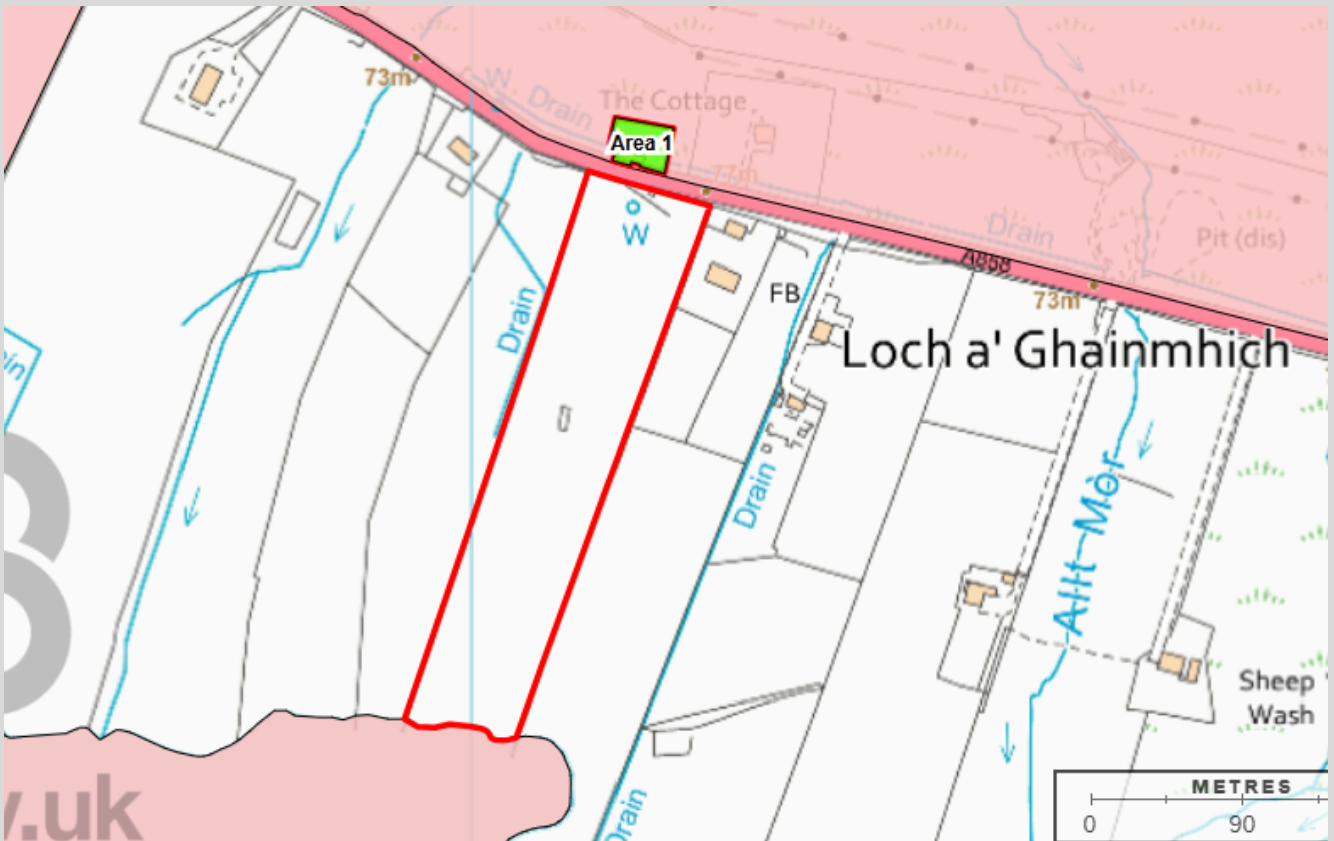
## External - Front



## Loch Views



# Croft 2B Lochganvich



## Floor Plan



## Additional Information

Home Report available

Viewing strictly by appointment only

EPC Rating: Band F

Council Tax Band: A

Internal Area: 111m<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

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