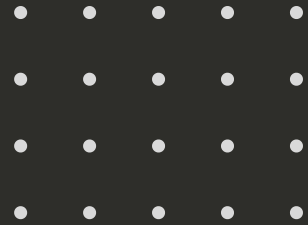




**DEREK MACKENZIE**  
SOLICITOR & ESTATE AGENTS

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

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



# **FLAT FOR SALE**



## **85 Seaforth Road, Stornoway, Isle of Lewis, HS1 2SD**

Conveniently located on the outskirts of Stornoway Town Centre, we are pleased to present to the market this cosy two bedroom, first floor flat.

### **Contact Us -**

*property@derekmackenzie.com*  
*01851 702211*





Offering excellent potential for a first time buyer or those in the buy-to-let industry, accommodation is presented in walk-in condition comprising kitchen/diner, spacious lounge, bathroom and two bedrooms - both with built in wardrobes.

The property benefits from Gas central heating and uPVC windows.

White goods and furniture within the property are available by separate negotiation.

Externally to the rear of the property there is a private, fenced garden area with drying area. To the front of the property there is on-street parking available for multiple vehicles. Situated to the side of the property there is an attached timber shed.

The Town Centre is a short walk away with all amenities and services nearby including shops and supermarkets, education, healthcare, sports centre, art centre, restaurant, bars and transport links.

Hallway - 3.85m x 1.26m



Bathroom - 2.01m x 1.93m



Kitchen/Diner - 3.50m x 2.95m



Lounge - 4.71m x 3.31m



Bedroom 1 - 3.25m x 3.45m



Bedroom 2 - 2.26m x 3.01m



External - Front



External - Rear



## Floor Plan



## Additional Information

Viewing strictly by appointment only

Home Report available

EPC Rating: Band D

Council Tax Band: A

Internal Area: 62m<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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