

HOUSE FOR SALE

11a Back, Isle of Lewis, HS2 0LQ

We are proud to present to the market an excellent opportunity to purchase this immaculate and impressive family home, enjoying stunning panoramic views overlooking Vatiskier Beach, Gress Beach and Broadbay towards Mainland Scotland.

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Set back from the road within easy-to-maintain garden grounds, the property occupies a peaceful position with uninterrupted coastal vistas. The front elevation boasts outstanding views over Broadbay and the neighbouring beaches, complemented by a decking area ideal for outdoor entertaining. To the rear, a substantial driveway provides ample parking for multiple vehicles and leads directly to the property.

Recently renovated to an exceptional standard throughout, the accommodation is spacious, tastefully decorated and presented in pristine, walk-in condition. The ground floor comprises an entrance porch, hallway, rear porch, an impressive open-plan kitchen/diner/lounge/sun room, bathroom and three bedrooms - one with en-suite shower room and one currently utilised as a home office. The first floor offers a bright and expansive landing, three further bedrooms and a family bathroom.

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

11a Back is conveniently located close to several sandy beaches, a local primary school, filling station, coffee shop, barbers, hairdressers and pharmacy - an ideal setting for family living. The main town of Stornoway lies approximately 8 miles away, offering a full range of amenities and services.

Viewing is highly recommended to appreciate this stunning property.

Open Plan Kitchen/Diner/Lounge/Sun Room - 14.44m x 5.61m



Dining Area



Lounge



Sun Room



Hallway - 1.14m x 8.01m & 2.13m x 4.69m



Porch - 1.63m x 2.05m



Rear Porch - 3.05m x 1.58m



Bathroom - 2.92m x 3.20m



Bedroom 1 - 2.98m x 4.12m



Bedroom 2 / Office - 3.42m x 2.65m



Bedroom 3 - 3.42m x 3.83m



En-Suite Shower Room - 1.14m x 2.63m



Bedroom 4 - 3.43m x 4.57m



Bedroom 5 - 4.51m x 3.57m



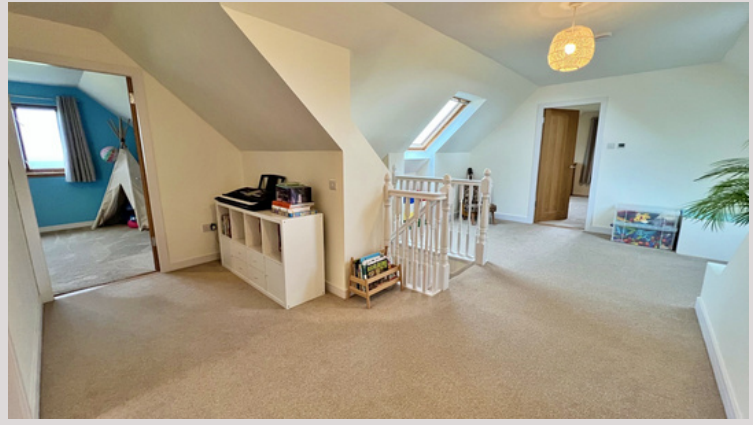
Bedroom 6 - 4.67m x 5.26m



Bathroom 2 - 2.49m x 2.17m



Landing - 6.08m x 4.29m



Beach Views



Additional Information

Home Report available

Viewings strictly by appointment only

EPC Rating: Band C

Council Tax Band: E

Internal Area: 237m²

Floor Plan



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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