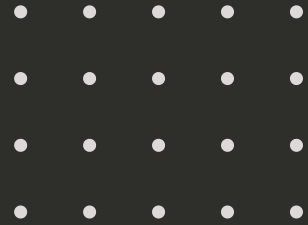




DEREK MACKENZIE
SOLICITOR & ESTATE AGENTS

Derek Mackenzie Solicitors & Estate Agent

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



HOUSE FOR SALE



48 North Tolsta, Isle of Lewis, HS2 0NL

Set back from the main road in North Tolsta and enjoying beautiful views over the surrounding village and out towards the Atlantic, we are delighted to bring to the market this cosy, traditional three-bedroom home.

Contact Us -
property@derekmackenzie.com
01851 702211





Tastefully decorated throughout, the ground floor accommodation comprises a utility/porch, kitchen, lounge, shower room, entrance hallway and a spacious double bedroom. The first floor offers two further bedrooms and a box room/office.

Heating is provided by recently installed Rointe electric heaters, and the windows are uPVC throughout. Externally, the property benefits from generous garden grounds with a drying area and a detached garage with a recently fitted corrugated iron roof - ideal as a workshop or additional storage.

The home is within close proximity to the sands of Traigh Mhor and Garry Beach, with scenic coastal walks on your doorstep. A village shop and post office are nearby, while the next village - offering a filling station, pharmacy, primary school, hairdresser, barbers and coffee shop - is only 7 miles away. The main town of Stornoway lies approximately 14 miles from the property.

Entrance Hall - 1.87m x 3.04m



Landing - 1.81m x 1.87m



Utility/Porch - 2.48m x 3.37m



Lounge - 4.24m x 3.56m



Kitchen - 3.83m x 2.71m



Shower Room - 1.78m x 1.85m



Bedroom 1 - 3.47m x 4.09m



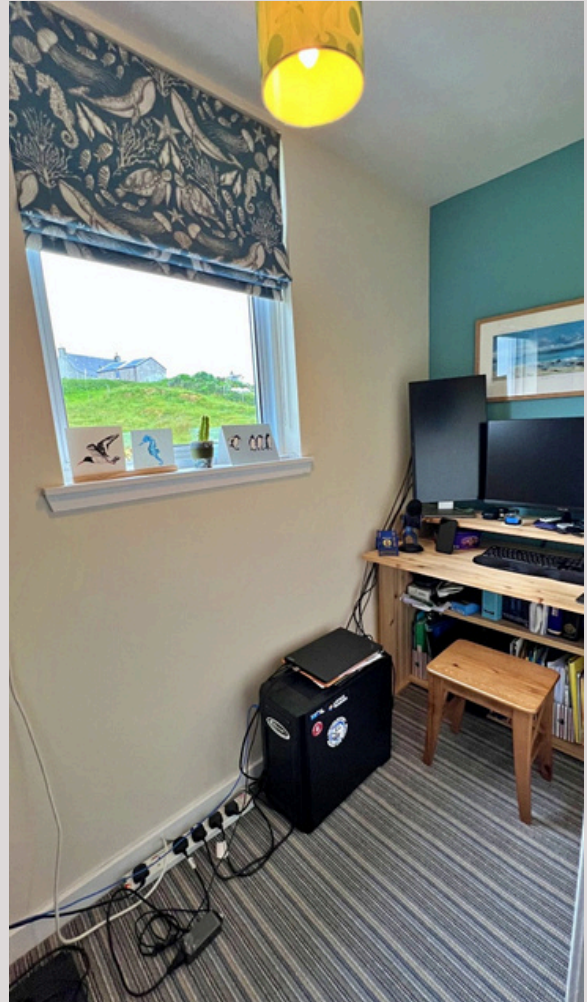
Bedroom 2 - 3.53m x 4.19m



Bedroom 3 - 3.56m x 4.12m



Box Room/Office - 1.14m x 2.91m



External



Garage - 4.76m x 3.08m



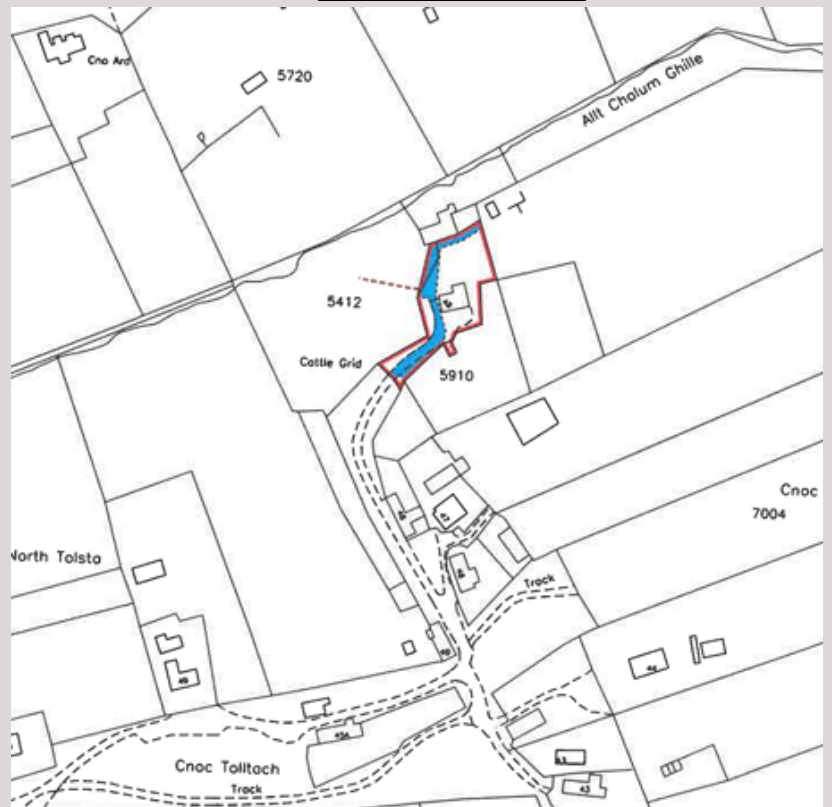
Atlantic Views



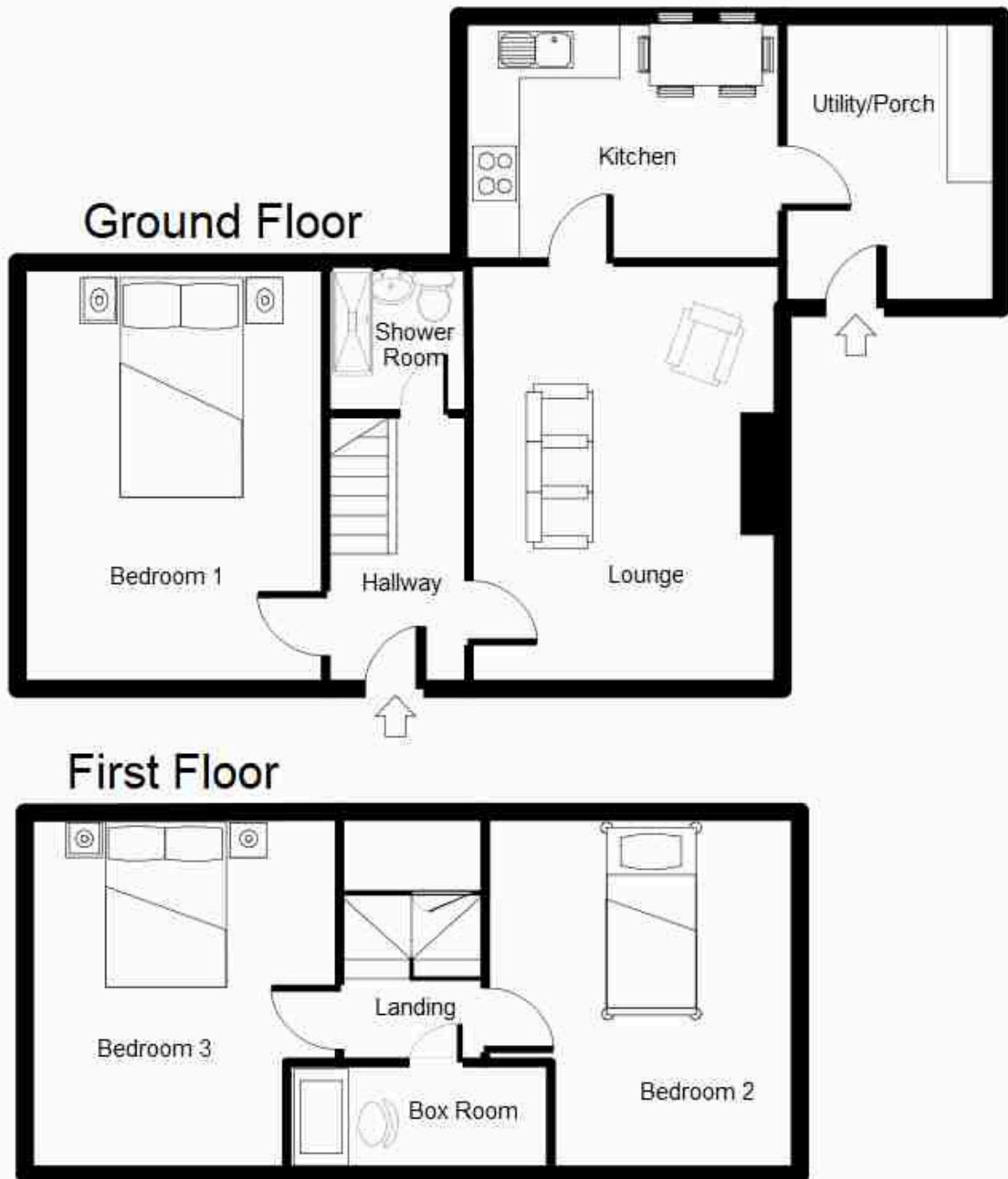
Additional Information

Viewing by appointment
Home Report available
EPC Rating: Band E
Council Tax Band: B
Internal Area: 99m²

Title Area



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

Director: Derek Mackenzie

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