

HOUSE FOR SALE

9 Aignish, Isle of Lewis, HS2 0PB

Located in an area seldom seen on the market, we are delighted to bring to market this charming and cosy three-bedroom family home, complete with a separate-title detached Byre, all enjoying breath taking panoramic ocean views.

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Accommodation is presented over one and a half storeys comprising entrance porch, lounge with multi-fuel stove, kitchen/diner, bathroom, double bedroom and spacious under stair cupboard. First floor comprises two double bedrooms, shower room and built in storage.

Heating to the property is by way of a system of radiators which we understand to be fired by the solid fuel stove. Windows are uPVC throughout.

Externally to the front of the property is well-maintained garden ground with chipped driveway suitable for off-road parking. To the rear there is a timber shed and drying area.

Although the separate-title detached Byre requires full renovation, it offers excellent potential for multiple uses such as an Art Studio, Workshop or conversion into additional living space for Air BnB purposes (subject to relevant planning).

9 Aignish is located a stone's throw away from three lovely beaches, suitable for leisurely walks and well known for wild swimming. The property is also in close proximity to the local shop, Cafe and Primary School and on the main bus route to Stornoway Town Centre which is approximately 5 miles away

Porch - 1.58m x 2.47m



Lounge - 5.25m x 4.08m



Kitchen - 4.14m x 4.03m



Bathroom - 1.93m x 2.69m



Bedroom 1 - 4.08m x 2.86m



Landing - 6.86m x 1.04m



Bedroom 2 - 2.71m x 3.51m



Bedroom 3 - 2.68m x 3.68m



Shower Room - 2.41m x 2.92m



Barn/Byre



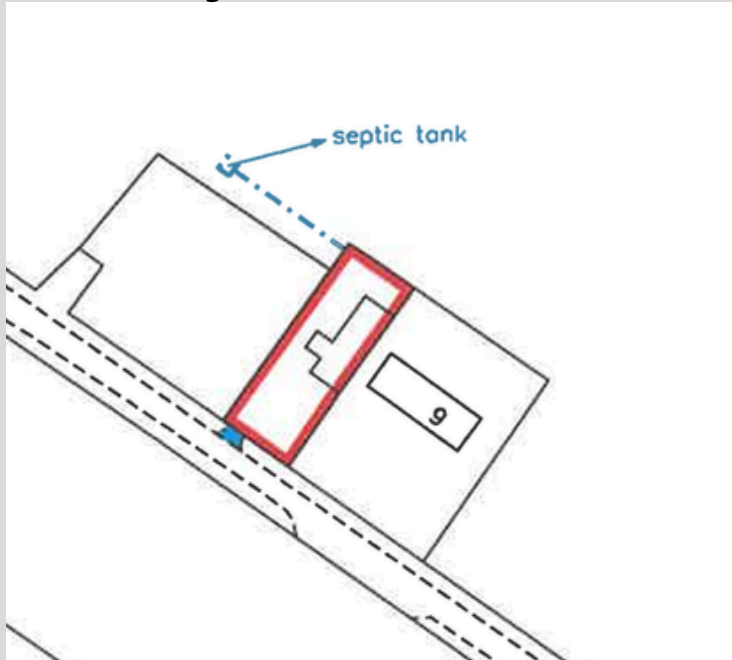
External - Front



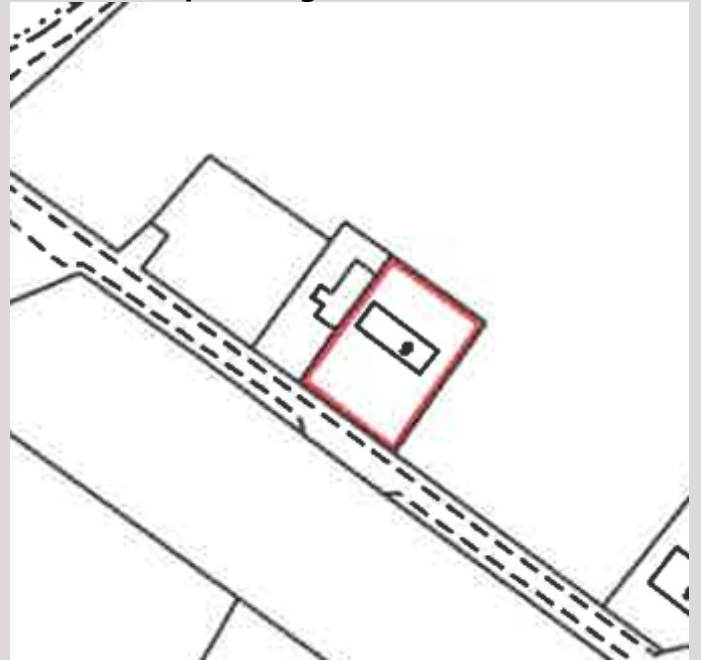
External - Rear



Byre Title Area



Property Title Area



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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