



# HOUSE FOR SALE



## North End Cottage, Shulishader, Point, Isle of Lewis, HS2 0PU

Set back off the road in the village of Shulishader, enjoying panoramic views over Broadbay we are pleased to welcome to the market this cosy three bedroom home.

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Accommodation is presented in walk-in condition over one level, comprising entrance porch, hallway, kitchen/diner, lounge, shower room and three bedrooms. Heating is by way of oil, and windows are uPVC throughout.

Externally, the property benefits from substantial low-maintenance garden ground to the rear, ideal for landscaping or the possibility of extending the property. The title area extending beyond the fenced boundary also offers excellent potential for further development, such as camping pods.

To the front, mature shrubs and plants provide attractive kerb appeal, complemented by a chipped driveway and a detached single garage to the side.

Furniture items may be available by separate negotiation.

The village of Knock, a short drive from Shulishader, offers a local primary school, shop and café, and there is a regular bus service into Stornoway - approximately 8 miles away - where all amenities and services can be found.

Entrance Porch - 2.19m x 1.27m



Hallway - 2.33m x 6.26m



## Kitchen - 3.99m x 3.39m



## Lounge - 3.52m x 3.87m



## Shower Room - 2.76m x 1.70m



## Bedroom 1 - 3.04m x 3.49m



## Bedroom 2 - 2.61m x 3.14m



Bedroom 3 - 2.64m x 3.04m



En-Suite Shower Room - 2.02m x 1.47m



Amenity Land



# External



# Title Area



# Floor Plan



## Additional Information

Home Report available

Viewing by appointment only

EPC Rating: Band D

Council Tax Band: B

Internal Area: 76m<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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