

HOUSE FOR SALE

Suil-na-Mara, Laggandoin, Isle of Scalpay, HS4 3YF

Set in a remote, peaceful location enjoying panoramic views over East Loch Tarbert, we are pleased to offer an exciting opportunity for buyers seeking a substantial renovation project with exceptional potential.

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Although the property requires extensive repair and may benefit from modernisation throughout, it provides a rare chance to reimagine an attractive, sizeable home.

Once lovingly operated as a B&B, the property is brimming with possibilities - whether restored to its former use, transformed into a characterful home, or developed into a peaceful getaway, this could become a truly remarkable residence in a beautifully remote location.

The property comprises ground floor entrance hallway, lounge, family room/dining room, kitchen, bathroom and double bedroom. First floor comprises three bedrooms and WC. Heating in the property is by way of electric and windows are uPVC throughout.

Externally there are an array of shrubs and plants surrounding the property and space for off road parking.

Suil-na-Mara is in close proximity to Scalpay Lighthouse, perfect for leisurely, scenic coastal walks. There is a local restaurant nearby and a regular bus service into the main town of Tarbert, Isle of Harris, which is approximately 7 miles away with all amenities and services.

Entrance Hallway - 3.68m x 2.33m



Lounge - 4.96m x 3.66m



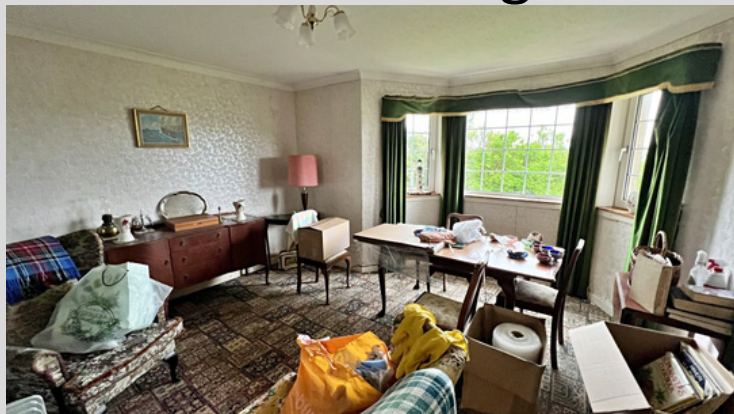
Bedroom 1 - 4.73m x 3.54m



Bathroom - 2.50m x 2.80m



Dining Room - 4.55m x 4.10m



Kitchen - 3.12m x 3.54m



Bedroom 2 - 2.99m x 2.42m



Bedroom 3 - 2.13m x 3.74m



Bedroom 4 - 3.64m x 3.06m



WC - 1.44m x 1.59m



Landing - 0.84m x 4.16m



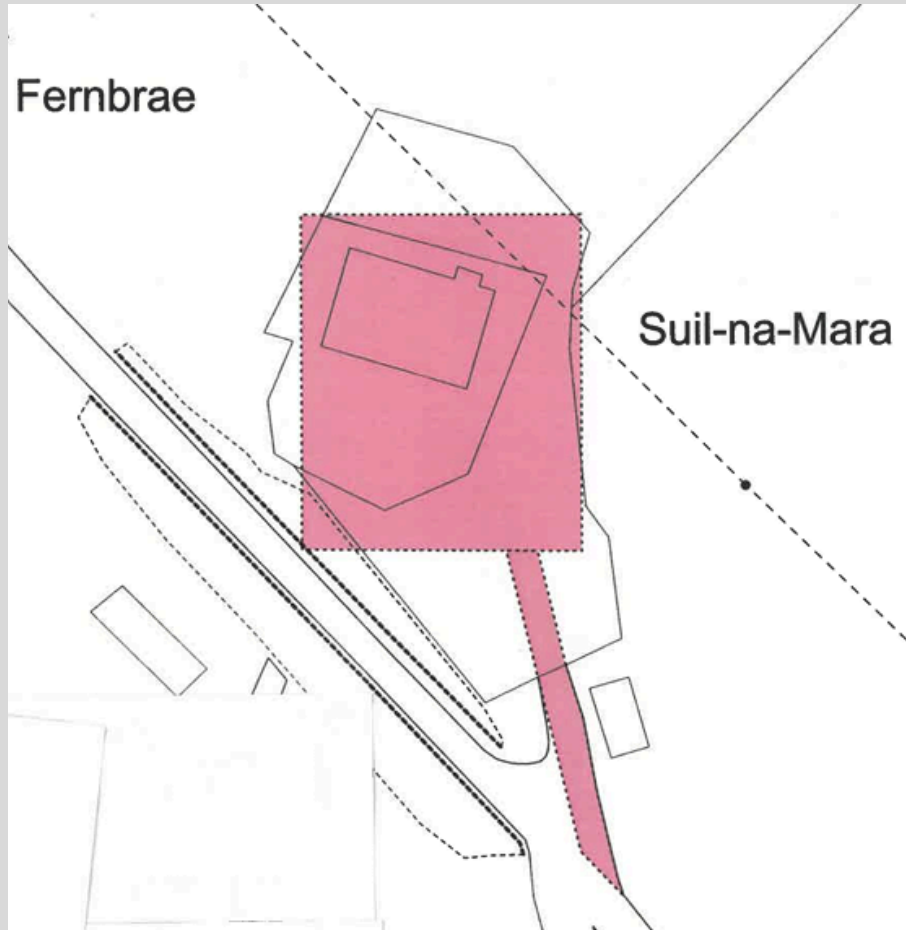
External



External Views



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

Director: Derek Mackenzie

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