

HOUSE FOR SALE

39 South Dell Isle of Lewis HS2 0SP

We are delighted to bring to the market an excellent opportunity to purchase this traditional two-bedroom home with a separate detached studio, set within the peaceful village of South Dell.

Contact Us -

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While the property would benefit from modernisation, it offers tremendous potential to become an impressive and characterful residence.

Accommodation is arranged over one and a half storeys and comprises, on the ground floor, an extensive utility room, kitchen, family room, lounge, bathroom and W/C. The first floor provides two double bedrooms and a useful storage/box room. The property is heated via LPG, and windows are uPVC throughout.

Externally, the front of the property enjoys substantial garden grounds along with a timber shed and polycrub. To the rear, there is off-road parking and a detached studio - ideal for home working, storage, or conversion into additional accommodation.

Local amenities include a Doctors Surgery, Primary School, and two well-stocked shops, one with fuel pumps and the other featuring a Butchery Department. The nearby Sporsnis Community Centre offers a 10 pin bowling alley, and the renowned Eoropie Playpark, white sandy beaches, and beautiful coastal walks are all within easy reach. The main town of Stornoway lies approximately 24 miles away.

Hallway - 1.13m x 1.39m Porch - 1.26m x 2.19m



Hallway, Stairs & Landing - 1.75m x 3.81m



Utility - 3.91m x 3.45m



Kitchen - 2.66m x 4.14m



Family Room - 4.11m x 3.88m



Bathroom - 1.70m x 2.12m



Lounge - 3.93m x 4.09m



Bedroom 1 - 3.76m x 4.16m



Bedroom 2 - 3.73m x 4.12m



Box Room - 1.19m x 1.83m



Views



External



Additional Information

Home Report available

Viewing by appointment only

EPC Rating: Band F

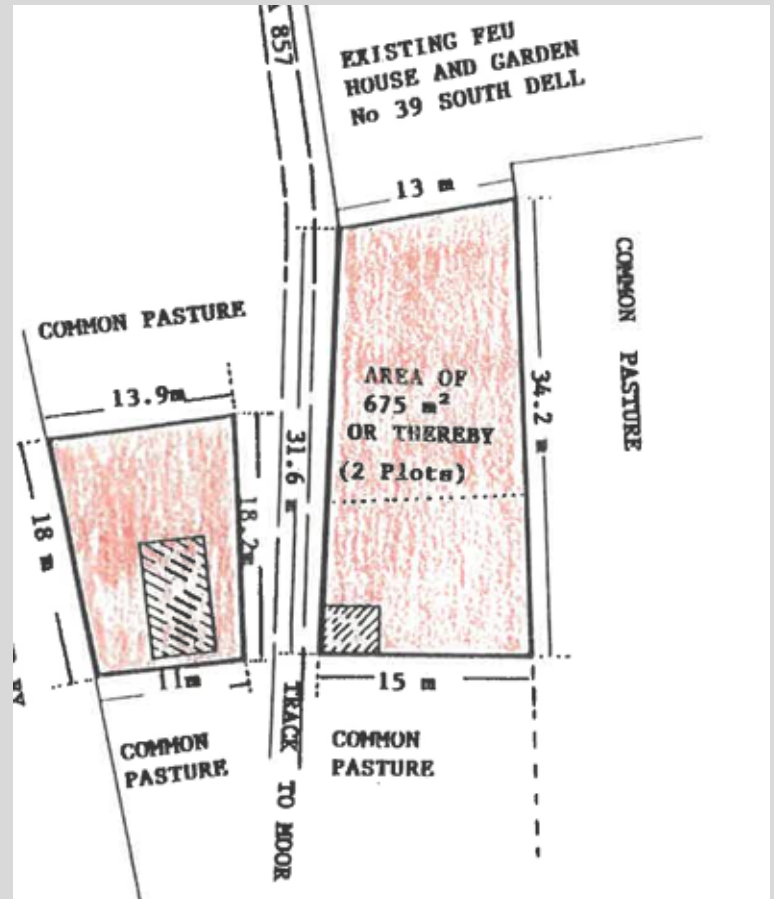
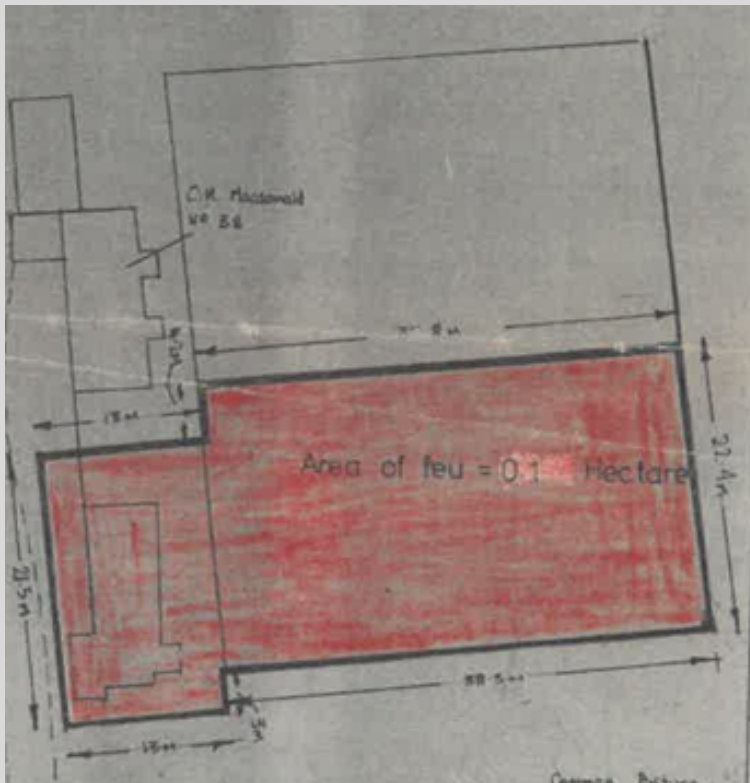
Council Tax Band: B

Internal Area: 109m²

Studio - 3.79m x 7.13m



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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