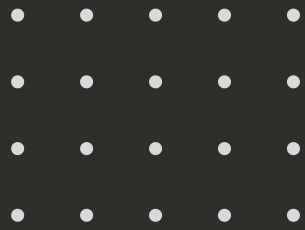




DEREK MACKENZIE
SOLICITOR & ESTATE AGENTS

Derek Mackenzie Solicitors & Estate Agent

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



HOUSE FOR SALE



18 Goathill Crescent, Stornoway, Isle of Lewis, HS1 2TB

An excellent opportunity has arisen to acquire this substantial five-bedroom family home, situated in a highly desirable residential area on the outskirts of Stornoway Town Centre, where properties of this calibre rarely come to market.

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Retaining a wealth of original character, including attractive stained-glass windows and generous built-in storage throughout, this impressive property offers spacious and versatile accommodation ideally suited to modern family living.

The ground floor accommodation comprises an entrance porch, welcoming hallway, lounge, family room, kitchen/diner, rear porch, utility room, double bedroom with shower and sink, WC, and an understairs cloakroom/storage area. On the first floor, a large landing provides access to four further bedrooms, a family bathroom, and a spacious linen cupboard.

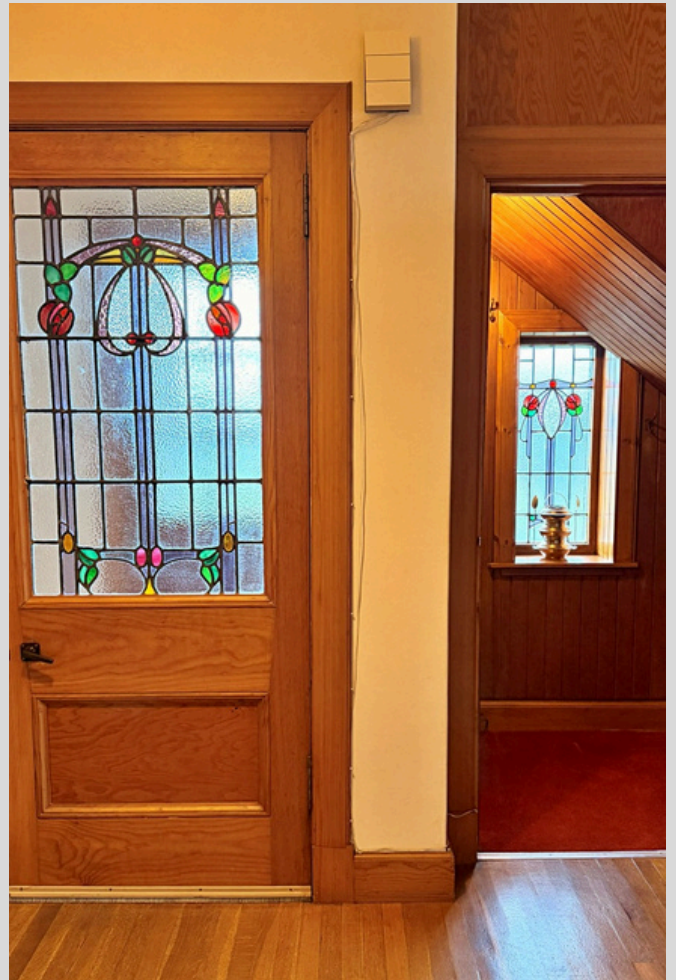
The property benefits from gas central heating and the windows are of a mixed style consisting of single, double and secondary glazed UPVC and timber units.

Externally, the home is surrounded by an attractive and well established garden featuring a variety of mature shrubs and plants. Additional outdoor amenities include a detached garage, greenhouse, and two garden sheds, providing ample storage and workspace.

Goathill Crescent is ideally located within walking distance of a wide range of local amenities and services, including primary and secondary schools, the sports centre, supermarkets, and a doctor's surgery. The picturesque Castle Grounds are also nearby, offering beautiful surroundings for leisurely walks.

Viewing is by appointment only and is highly recommended to fully appreciate the space, character, and excellent family lifestyle this outstanding home has to offer.

Entrance Porch - 1.13m x 1.46m



Hallway - 4.06m x 3.93m



Lounge - 3.85m x 4.84m



Family Room - 3.33m x 4.52m



Kitchen/Diner - 5.20m x 2.79m



Rear Porch - 1.85m x 1.08m



Utility - 1.64m x 1.92m



Bedroom 1 - 4.37m x 2.85m



W/C - 2.35m x 1.04m



Under Stair Cloak Room
- 0.97m x 2.56m



Landing - 4.37m x 5.67m



Stairs



Bathroom - 2.45m x 2.26m



Master Bedroom - 3.62m x 4.76m



Bedroom 3 - 2.71m x 4.41m



Bedroom 4 - 2.79m x 3.64m



Bedroom 5 - 2.45m x 4.02m



External - Front



External - Rear



Additional Information

Home Report available

EPC Rating: Band D

Council Tax Band: F

Internal Area: 174m²

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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