DEREK MACKENZIE
SOLICITOR & ESTATE AGENTS

Derek Mackenzie Solicitors & Estate Agent

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

HOUSE FOR SALE



22 Upper Shader, Isle of Lewis HS2 0RQ

Presented to the market in excellent decorative order, this charming and cosy detached two-bedroom home is situated in the peaceful and picturesque village of Upper Shader on the west coast of Lewis.







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The property is bright, airy and well maintained throughout, offering comfortable accommodation in walk-in condition.

The ground floor comprises an entrance porch, a spacious kitchen/dining area, lounge, hallway with useful under stair storage, a family bathroom and dining room which could also serve as a home office. The first floor provides a generous double bedroom and a single bedroom. In addition, there is substantial floored loft space above the kitchen, offering excellent storage potential. The property is being sold inclusive of all integrated kitchen appliances.

Recent improvements include the installation of modern smart storage heaters, while uPVC double glazing is fitted throughout, enhancing both comfort and energy efficiency.

Set within attractive, well-maintained gardens enclosed by traditional stone walls, the property enjoys a charming and private outdoor setting enhanced by a variety of mature shrubs and planting. The grounds also benefit from two timber sheds, one of which is equipped with electrical power, along with a detached concrete shed, also with power. These outbuildings provide excellent storage and offer potential for a range of uses, including a workshop, studio, or hobby space.

The property is ideally positioned to enjoy the stunning natural beauty of the area, with several scenic coastal walking routes nearby. Local amenities include a primary school and filling station, while a regular bus service provides convenient access to Stornoway, approximately 15 miles away, where a full range of shops, services and leisure facilities can be found.

Entrance Porch - 1.33m x 1.22m



Hallway - 1.69m x 2.50m



Kitchen/Diner - 4.90m x 2.88m





Lounge - 3.55m x 4.12m









Bathroom - 1.92m x 2.16m





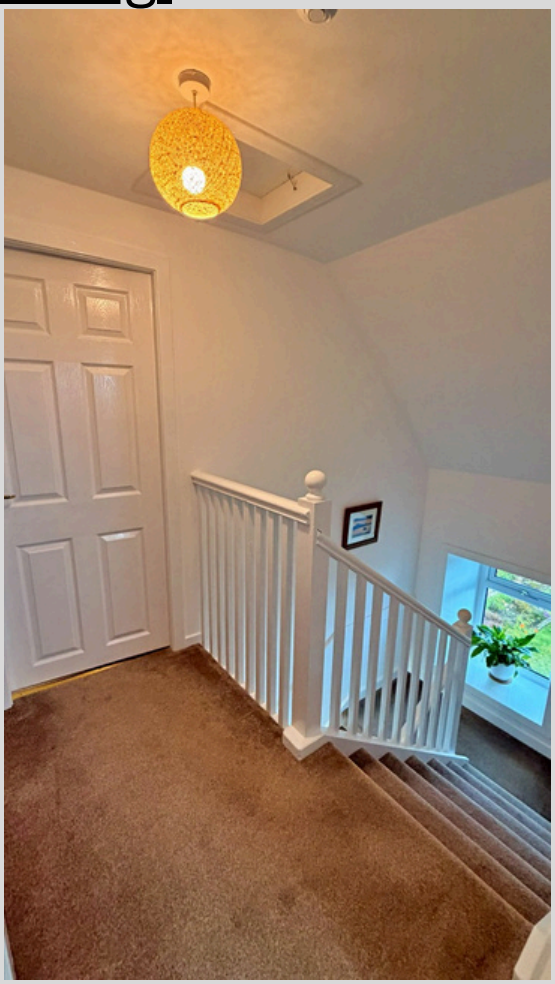
Dining Room/Office - 2.22m x 2.10m





Stairs & Landing





Bedroom 1 - 3.48m x 3.50m







Bedroom 2 - 3.95m x 1.81m





External

















Floor Plan



Additional Information

Viewing is strictly by appointment only

Home Report available

EPC Rating: Band D

Internal Area: 75m^2

Council Tax Band: A

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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