



DEREK MACKENZIE
SOLICITOR & ESTATE AGENTS

Derek Mackenzie Solicitors & Estate Agent

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

HOUSE FOR SALE

56 North Shawbost, Isle of Lewis, HS2 9BQ

Located on the West Side of Lewis, in the peaceful village of Shawbost, we are delighted to bring to the market this cosy three-bedroom family home.

Contact Us -

property@derekmackenzie.com
01851 702211





This traditional property offers excellent potential for comfortable family living, with accommodation arranged over one and a half storeys. The ground floor comprises an entrance hall, kitchen/diner, lounge, bedroom and bathroom, while the first floor provides two additional bedrooms.

The home benefits from oil-fired heating and uPVC windows throughout.

Externally, the front garden features an attractive array of mature shrubs and plants. To the side, a driveway offers off-road parking for multiple vehicles, and to the rear lies a substantial low-maintenance garden with drying area and a detached barn - ideal for use as a studio, workshop or additional storage.

The property is just a five-minute drive from the stunning sandy beaches at Dalbeg and Dalmore. A local primary school with swimming pool is only a stone's throw away, and the neighbouring village also offers a community centre and filling station. A regular bus service provides convenient access to Stornoway, approximately 18 miles away, where all major amenities and services can be found.

Hallway - 1.98m x 2.82m



Hallway - 1.94m x 1.58m



Kitchen/Diner - 4.92m x 3.48m



Bathroom - 1.96m x 1.96m



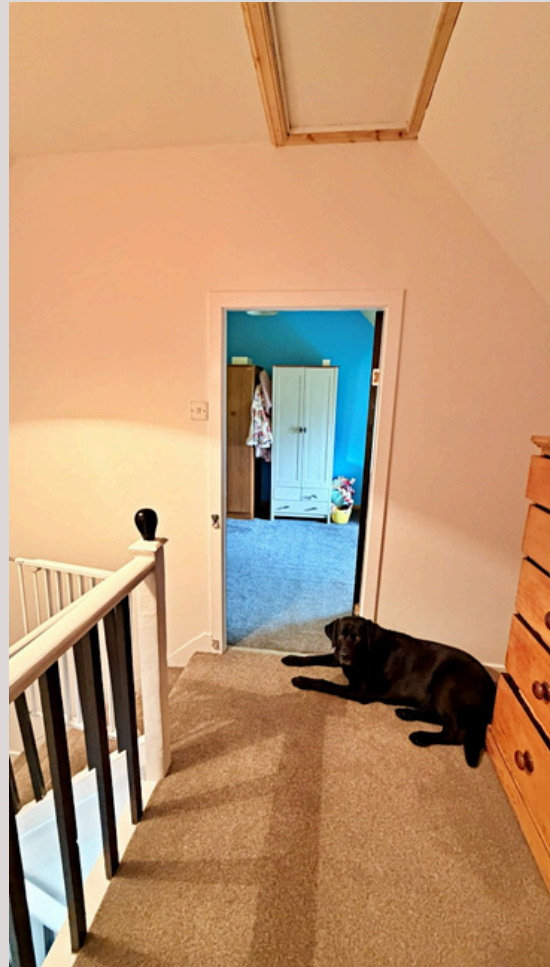
Family Room - 2.96m x 4.02m



Lounge/bedroom - 3.35m x 3.95m



Stairs & Landing - 1.63m x 3.78m



Bedroom 2 - 3.37m x 3.95m



Bedroom 3 - 3.00m x 3.93m



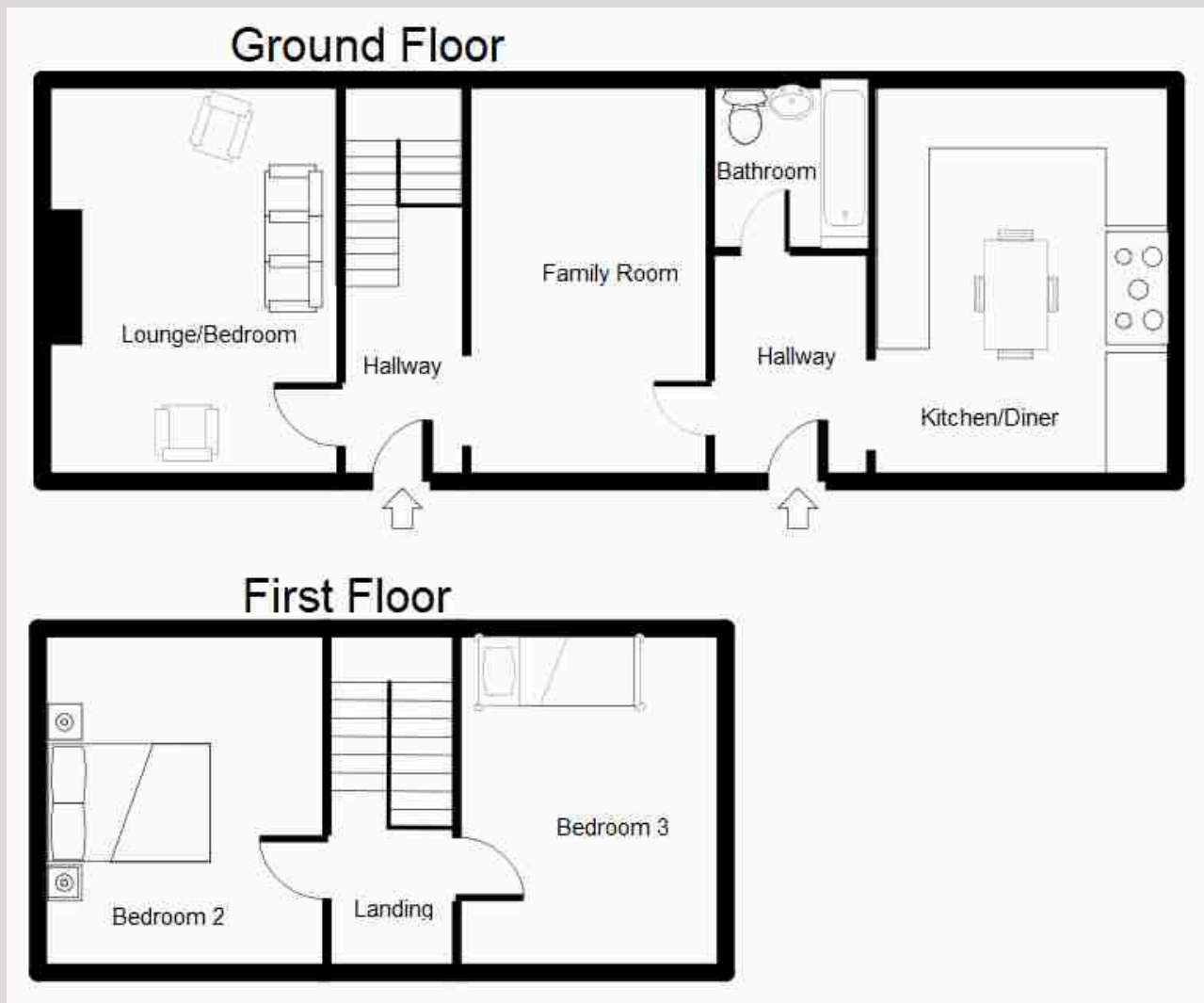
External - Front



External - Rear



Floor Plan



Additional Information

Viewing strictly by appointment only

Hoe Report available

EPC Rating: Band E

Internal Area: 92m²

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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