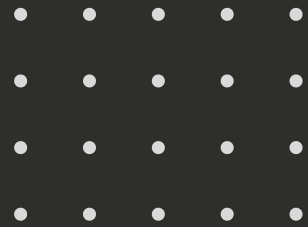




DEREK MACKENZIE
SOLICITOR & ESTATE AGENTS

Derek Mackenzie Solicitors & Estate Agent

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



HOUSE FOR SALE

Applegard, Gravir, Lochs, Isle of Lewis, HS2 9QX

Nestled in a scenic, tranquil area of Gravir, South Lochs, we are delighted to welcome to the market this substantial six bedroom family home.

Contact Us -

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The expansive living space is tastefully decorated throughout comprising ground floor entrance porch/utility, hallway, kitchen/diner, lounge, family room, wet room, double bedroom and entrance porch. First floor comprises shower room and five bedrooms, one with en-suite shower room.

The generously proportioned rooms offer flexible living areas designed to accommodate multi-generational families, creative lifestyles, or simply a love of space.

Heating in the property is by way of oil and windows are uPVC throughout. The property has recently been rewired, and fitted with a new central heating system & boiler with new plumbing throughout.

Externally there is a workshop, store, shed and greenhouse with an array of shrubs and plants surrounding the property. There is also a private driveway suitable for multiple vehicles.

Offered for sale together with the property is the separate Croft Tenancy of 16 Gravir. The tenancy extends to approximately 5.898 hectares/14.57 acres (consisting of two apportionments, Area 1 extending to 1.47 hectares/3.63 acres & Area 2 extending to 0.206 hectares/0.50 acres). This would be an excellent opportunity for agricultural uses and potential for development subject to relevant planning.

There is a local primary school, Doctors surgery, shop and post office nearby, with a regular bus service into the main town of Stornoway which is approximately 25 Miles away, with all amenities and services.

Sale of Croft Tenancy subject to Crofting Commission approval.

Porch - 2.08m x 1.64m



Vestibule - 1.64m x 2.19m



Kitchen - 4.16m x 3.56m



Lounge - 4.38m x 6.86m



Family room - 4.31m x 2.62m



Utility/Porch - 4.33m x 2.18m



Shower Room - 2.75m x 1.87m



Bedroom 1 - 3.95m x 3.72m



Hallway - 2.84m x 1.50m



Landing - 3.22m x 3.88m



Hall - 2.14m x 1.83m



Bedroom 2 - 3.72m x 3.27m



Bedroom 3 - 3.04m x 3.75m



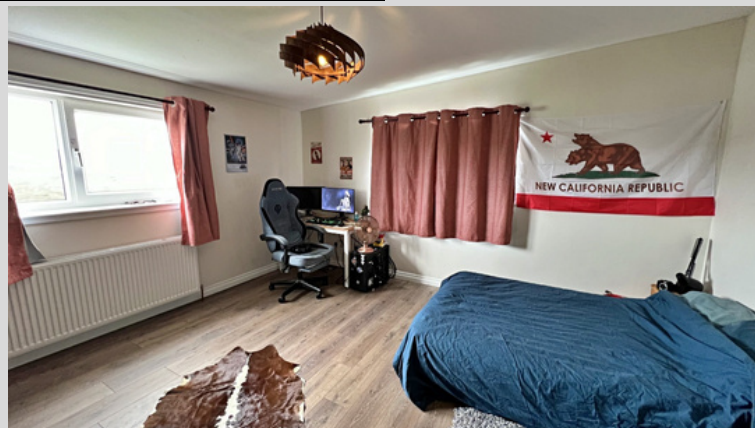
Bedroom 4 - 3.65m x 4.42m



Bedroom 5 - 2.12m x 3.51m



Bedroom 6 - 6.20m x 4.43m



En-suite - 1.10m x 2.63m



Shower Room - 1.28m x 3.27m



Workshop - 4.68m x 4.24m



Loch Views



Croft



Croft Plan



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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