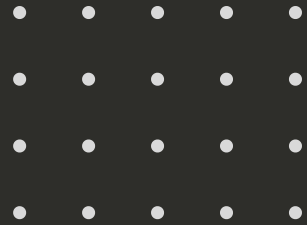




DEREK MACKENZIE
SOLICITOR & ESTATE AGENTS

Derek Mackenzie Solicitors & Estate Agent

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



HOUSE FOR SALE

43 North Bragar, Isle of Lewis, HS2 9DA

Set within substantial, established garden grounds on the West Side of Lewis, we are delighted to welcome to the market this cosy three-bedroom family home.

Contact Us -

property@derekmackenzie.com
01851 702211





Tastefully decorated throughout with colour and character, the property has benefited from extensive renovations within the last 12 months, including a new kitchen, new bathroom, new boiler, new patio door, new wood burner, new staircase, new internal and external doors, and a newly laid driveway.

Accommodation comprises ground floor entrance porch, hallway, lounge, kitchen/diner, utility/porch and double bedroom. The first floor offers two additional double bedrooms.

Heating is by way of oil, and windows are uPVC throughout.

Externally, the generous garden grounds create a wonderfully versatile outdoor environment. Two ponds, a patio area, drying area and timber shed sit amongst mature planting, while a pergola to the front provides an inviting space for relaxation, gardening and outdoor enjoyment.

The property is conveniently located near a local community centre, primary school and filling station, with a regular bus service into the main town of Stornoway, approximately 15.5 miles away, offering all amenities and services.

Viewing is by appointment only and highly recommended to appreciate this tasteful and well-maintained home.

Porch - 1.36m x 1.77m



Porch - 1.07m x 1.19m



Hallway - 2.06m x 4.03m



Kitchen/Diner - 3.10m x 7.58m



Lounge - 4.06m x 4.21m



Bedroom 1 - 3.14m x 4.02m



Bathroom - 3.34m x 2.09m



Bedroom 2 - 3.19m x 4.03m



Bedroom 3 - 4.42m x 4.03m



Landing - 4.03m x 1.94m



External - Front



External - Rear



Floor Plan



Additional Information

Home Report available

Viewing by appointment only

EPC Rating: Band F

Council Tax Band: B

Internal Area: 107m²

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

Derek Mackenzie Solicitors is the trading name of Derek Mackenzie & Company Limited, a company registered in Scotland. Company Registration Number: SC540484. VAT Number: 127638792. Registered Office as above.