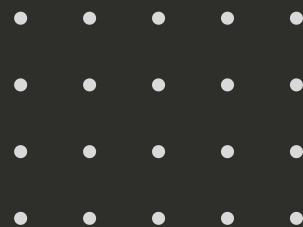




**DEREK MACKENZIE**  
SOLICITOR & ESTATE AGENTS

## **Derek Mackenzie Solicitors & Estate Agent**

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



# HOUSE FOR SALE

## **Olcote, Callanish, Isle of Lewis HS2 9DZ**

Set within spacious,  
established garden grounds  
that extend to a small secluded  
shoreline, this tastefully  
modernised property offers an  
excellent opportunity in a  
desirable area of Callanish

### **Contact Us -**

*property@derekmackenzie.com*  
**01851 702211**





Renovated throughout to a high standard, the home offers contemporary décor and a fresh, welcoming living environment. The ground floor comprises an entrance porch, dining room/lounge area, open-plan kitchen/lounge equipped with large oven, oven/microwave, plate warmer and induction hob. There are also two double bedrooms, two shower rooms and a utility/porch. The first floor features a generous double bedroom with en-suite bathroom. The property benefits from ample built in storage.

Heating is provided by under floor heating and newly installed, Wi-Fi-controlled electric heaters, complemented by a multi-fuel stove in the lounge. Windows are uPVC throughout.

Externally, the property enjoys expansive, established garden grounds with an array of mature shrubs and plants. Additional benefits include private off road parking suitable for multiple vehicles, an attached workshop/garage and an impressive detached barn, ideal for storage, studio use or further development.

Olcote is conveniently located near Breasclete Primary School and Community Centre, and is approximately one mile from the famous Callanish Standing Stones. There is a local peat bank located a short drive away on the Pentland Road and a licensed community shop is available in Carloway, approximately 6 miles away, while the main town of Stornoway lies around 17 miles from the property. Chain free property.

Entrance Porch - 1.60m x 3.30m



Utility/ Porch - 2.28m x 2.18m



## Dining Room/Lounge Area - 7.62m x 3.28m



# Open plan Lounge/Kitchen - 9.23m x 3.81m



## Master Bedroom - 6.94m x 4.49m



## Loch Views



Hallway - 1.09m x 3.10m & 4.5m x 2.94m



Bedroom 2 - 3.21m x 3.39m



Shower Room - 1.34m x 2.11m



Bedroom 3 - 2.81m x 2.52m



Shower Room 2 - 1.34m x 2.11m



Bathroom - 2.55m x 1.61m



Established Garden



Barn - 8m x 7.7m



Workshop/Garage - 3.15m x 5m



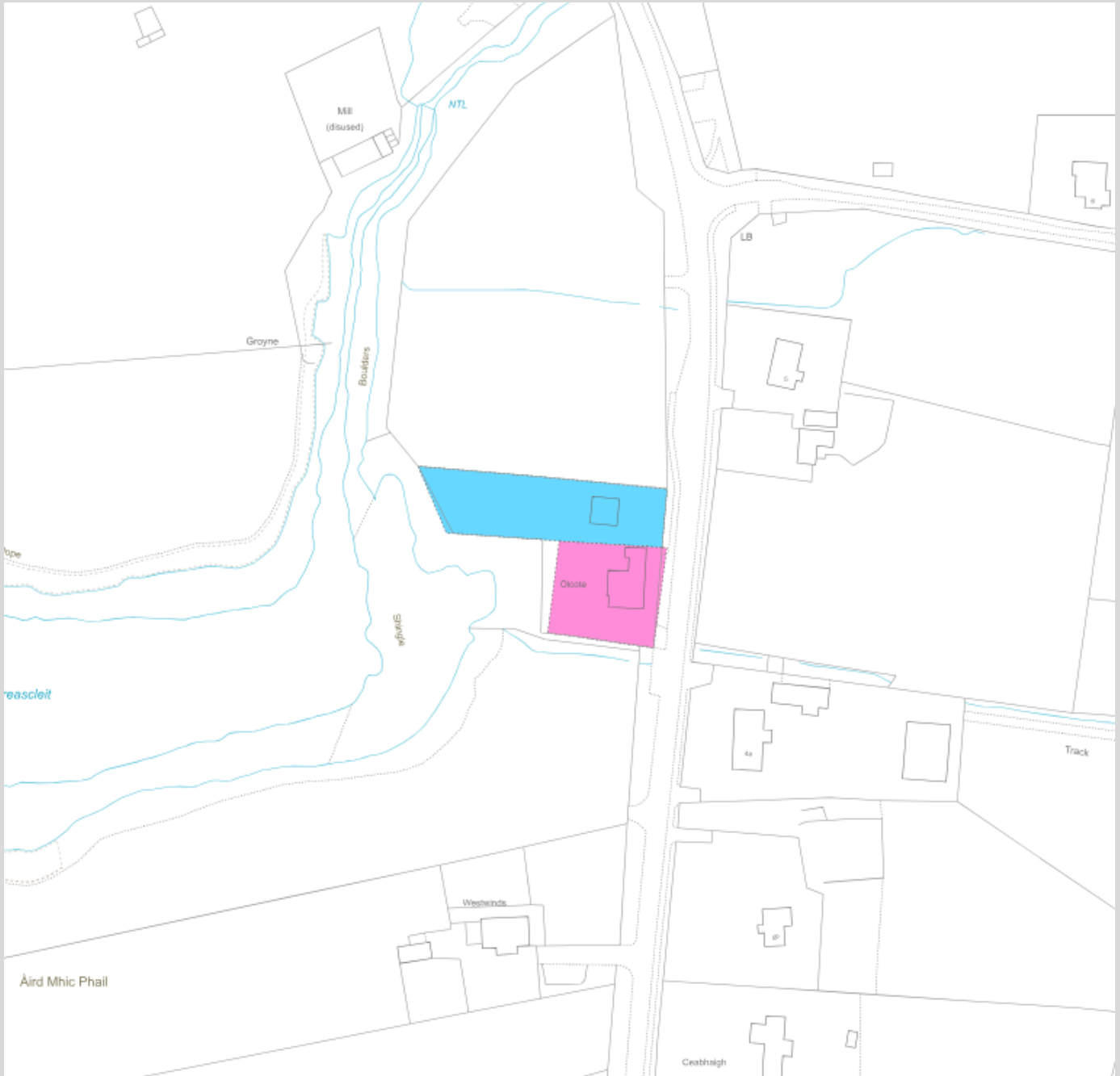
Garden



Peat Bank



## Title Area



## Additional Information

Viewing by appointment only

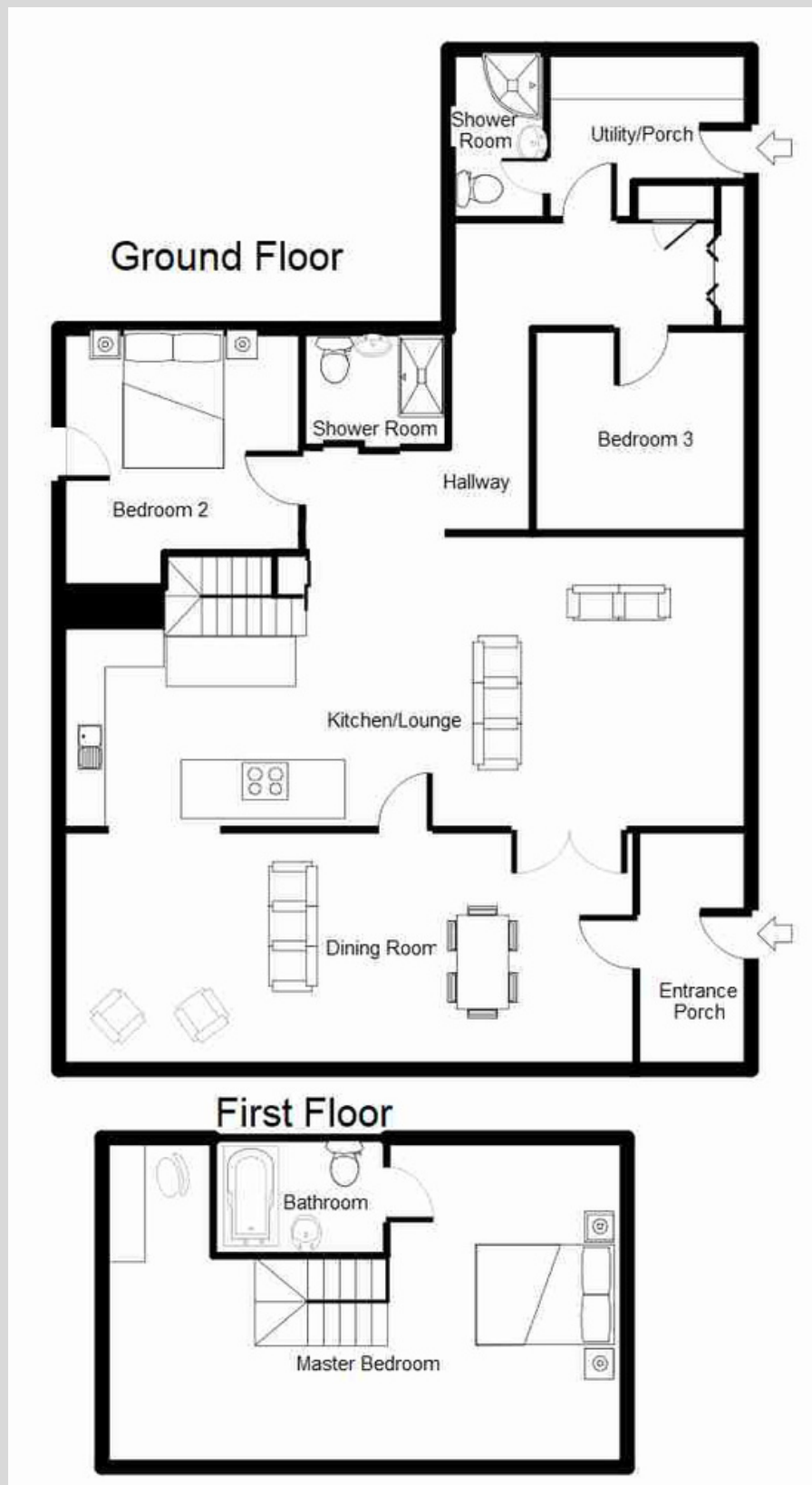
Home Report available

EPC Rating: Band G

Council Tax Band: C

Internal Area: 143m<sup>2</sup>

# 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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