

# HOUSE FOR SALE

## 3 Aignish, Point, Isle of Lewis, HS2 0PB

We are delighted to welcome to the market this substantial seven bedroom family home located in the desirable area of Aignish, Point.

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Although the property may benefit from modernisation, this versatile home offers potential for a home based income with the opportunity for BnB services. It also offers an excellent opportunity for prospective purchasers to create a considerable family home.

Accommodation is presented over one and a half storeys comprising ground floor entrance porch, lounge, kitchen/diner/family room, utility room, WC, four double bedrooms and bathroom. First floor comprises landing, 3 double bedrooms, box room and shower room.

Heating in the property is by way of oil and windows are uPVC throughout.

Externally surrounding the property is substantial, low-maintenance garden ground to the front with off road parking suitable for multiple vehicles. To the rear of the property is further garden ground with an array of shrubs and plants.

3 Aignish is located a stone's throw away from three lovely beaches, suitable for leisurely walks and well known for wild swimming. The property is also in close proximity to the local shop and Primary School and on the main bus route to Stornoway Town Centre which is approximately 5 miles away.

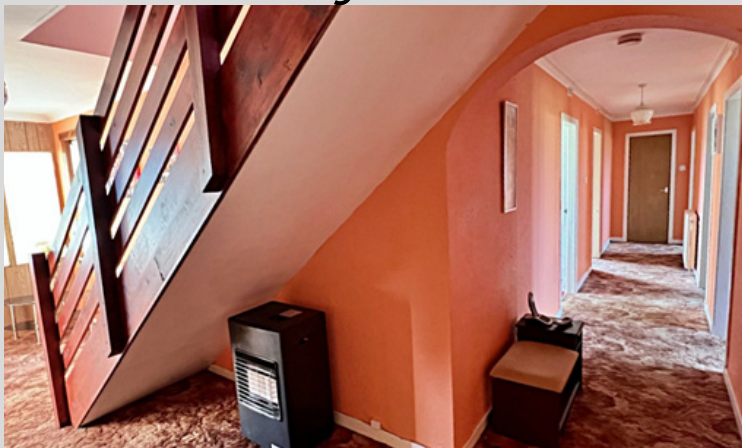
Entrance Porch - 2.10m x 2.54m



Lounge - 4.71m x 4.56m



Hallway - 6.11m x 2.43m & 8.98m & 1.23m



*Kitchen - 3.59m x 5.41m*



*Family Room - 3.57m x 2.87m*



Porch - 0.98m x 1.91m



W/C - 1.78m x 1.14m



Utility Room - 3.02m x 2.35m



Bedroom 1 - 2.79m x 3.94m



Bedroom 2 - 2.99m x 3.88m



Bedroom 3 - 2.67m x 2.80m



Bedroom 4 - 2.87m x 2.98m



Bathroom - 2.87m x 2.48m



Shower Room - 1.67m x 3.34m



Bedroom 5 - 4.59m x 3.31m



Bedroom 6 - 3.08m x 3.82m



Bedroom 7 - 5.05m x 4.19m



Landing





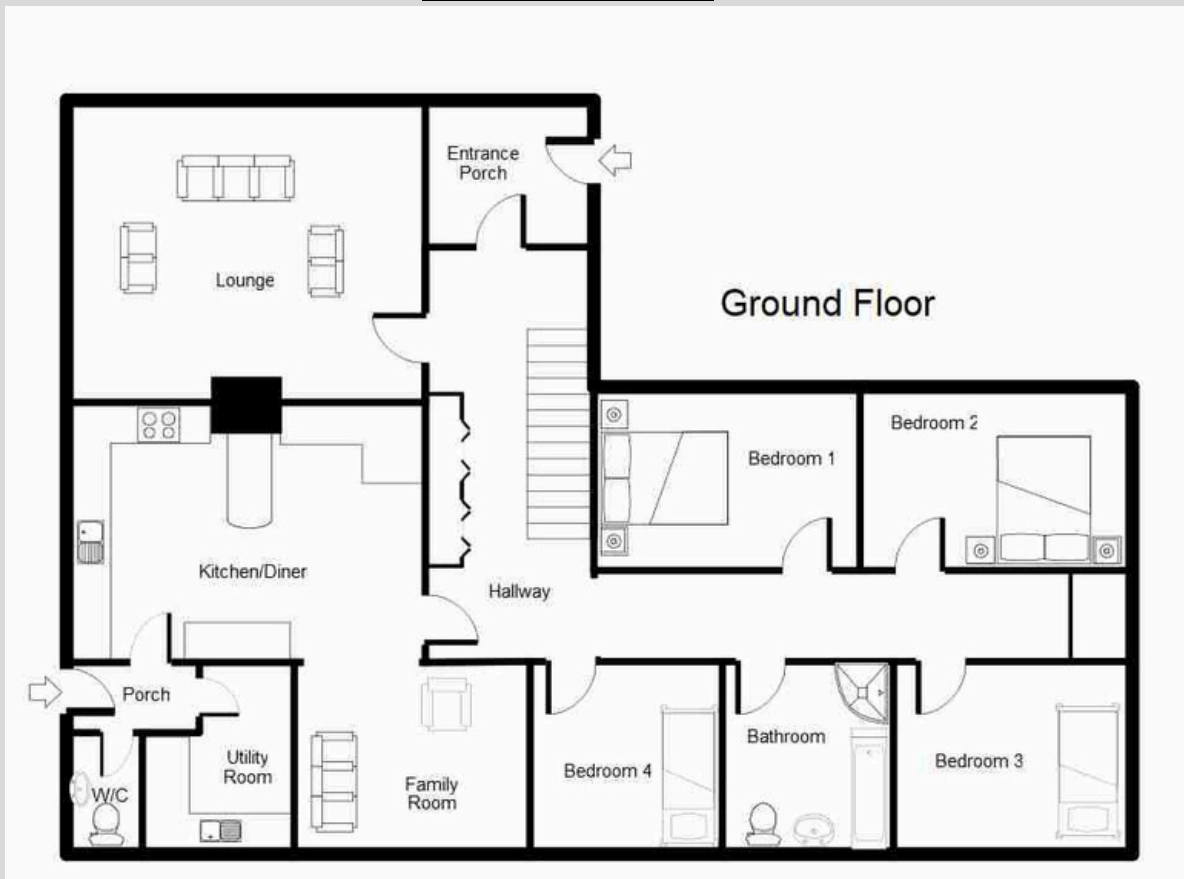
Box Room - 2.46m x 3.76m Hallway - 8.43m x 1.45m



External



# 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

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