



DEREK MACKENZIE SOLICITORS
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13 Port of Ness
Ness
Isle of Lewis
HS2 0XA

Home Report Available

Price: Offers in the Region of £85,000

13 Port of Ness is located in a picturesque village with lots of attractions nearby, including: beaches, play park, fitness facilities with bowling alley and the Butt of Lewis Lighthouse which is situated on the most northern tip of the Isle of Lewis. Accommodation comprises kitchen/dining room, two bedrooms, lounge, bathroom and shower room and benefits from uPVC double glazing throughout. Surrounding the property is well maintained garden ground and ample off road parking to the front.

There is a regular bus service into the main town of Stornoway approximately 27 miles away with further amenities and services available.

Viewing is by appointment only and is highly recommended.

**Accommodation
Bedroom 1**



Lounge



Bathroom



Kitchen/Dining



Bedroom 3



Shower Room



External



Details

Kitchen – 1.77m x 2.61m

fitted wall and floor units with cream work surfaces, stainless steel sink and mixer tap, tiled splashback. Plumbed for washing machine, fitted carpet

Dining Room – 3.05m x 3.66m

Upvc door, Tv socket, Bt socket, fitted carpet

Lounge – 2.50m x 4.82m

Window, vinyl flooring, TV socket

Bathroom – 2.5m x 2.7m

White W.C., wash hand basin, electric shower bath with respatex surround, wall mounted heated towel rail, electrical shaving point, vinyl flooring

Bedroom1 – 3.33m x 3.45

Window, vinyl flooring

Bedroom 2 - 2.39m x 3.65m

Window, fitted carpet

Shower Room

Electric shower in cubicle, grey W.C and wash hand basin, fitted carpet

Additional Information

EPC Rating:

Council Tax Band:

Internal Area: square metres

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.

Directors: Derek Mackenzie & Joanne Ferguson

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