



**DEREK MACKENZIE SOLICITORS**  
**DIRECTOR: DEREK MACKENZIE**

20 North Beach Street      Phone: 01851 702211  
Stornoway                      Fax: 01851 709035  
Isle of Lewis                  www.derekmackenzie.com  
HS1 2XQ



**28A Upper Bayble  
Point  
Isle of Lewis  
HS2 0QH**

**Home Report Available**  
**Price: Offers over £110,000**

We are pleased to present to the market is this spacious, well maintained three bedroom family home in the village of Upper Bayble, Point on the Isle of Lewis.

The property provides bright and airy accommodation throughout comprising kitchen, lounge, bedroom and family bathroom on the ground floor, and two spacious bedrooms on the first floor. The property benefits from uPVC double glazing and electric heating throughout with an open fire in the lounge.

The property benefits from spacious ground surrounding the property with an off-road driveway providing ample parking for approximately three vehicles, a timber garden shed to the rear and lawn and drying area to the side.

The village school, café and local shop are nearby as well as sandy beaches just a short drive away. The main town of Stornoway is approximately 7 miles away with all amenities and services including shops and supermarkets, education, healthcare, sports centre and transport links.

Viewing is by appointment only.

## Ground Floor Accommodation

### **Kitchen**



### **Lounge**



### **Family Bathroom**

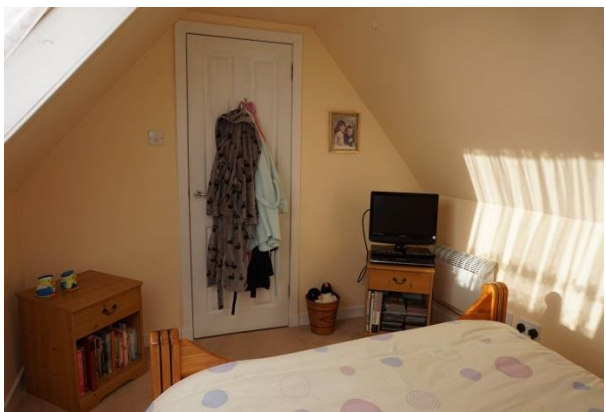


**Bedroom 1**



**First Floor Accommodation**

**Bedroom 2**



**Bedroom 3**



## **Accommodation Details**

### **Kitchen – 3.96m x 2.31m**

Modern kitchen with fitted beech effect wall and floor units, black and grey speckled work surfaces with a white tiled splash-back, stainless steel sink with mixer tap and plumbed for washing machine. Four ring electric cooker, multi-functional oven/grill and extractor fan. Two rear windows, decorative lighting and terracotta tiled floor.

### **Side Entrance – 1.38m x 1.25m**

Obscured uPVC entrance door, side window and felt flooring.

### **Lounge – 3.80m x 3.21m**

Bright lounge with front and side windows, open fire situated in an attractive black marble and wood surround, electric storage heater, TV socket and fitted carpet.

### **Front Porch – 1.52m x 0.77m**

Front obscured uPVC entrance door, windows and fitted carpet.

### **Hallway**

Spacious hallway with electric storage heater, BT socket and fitted carpet. Large under-stair storage cupboard. Stairway with fitted carpet and wood hand railing. Airy landing with front velux window.

### **Bedroom 1 – 3.78m x 3.58m**

Bright double bedroom with front window, electric storage heater, TV/BT sockets and fitted carpet.

### **Family Bathroom – 2.43m x 1.91m**

Family bathroom with cream suite comprising W.C., wash hand basin, bath and electric power shower in cubicle – all with a cream tiled surround. Rear obscured window, decorative lighting, heated towel rail and tiled flooring.

### **Bedroom 2 – 3.43m x 2.81m**

Bright bedroom with front window, electric wall heater and fitted carpet.

### **Bedroom 3 – 2.97m x 2.81m**

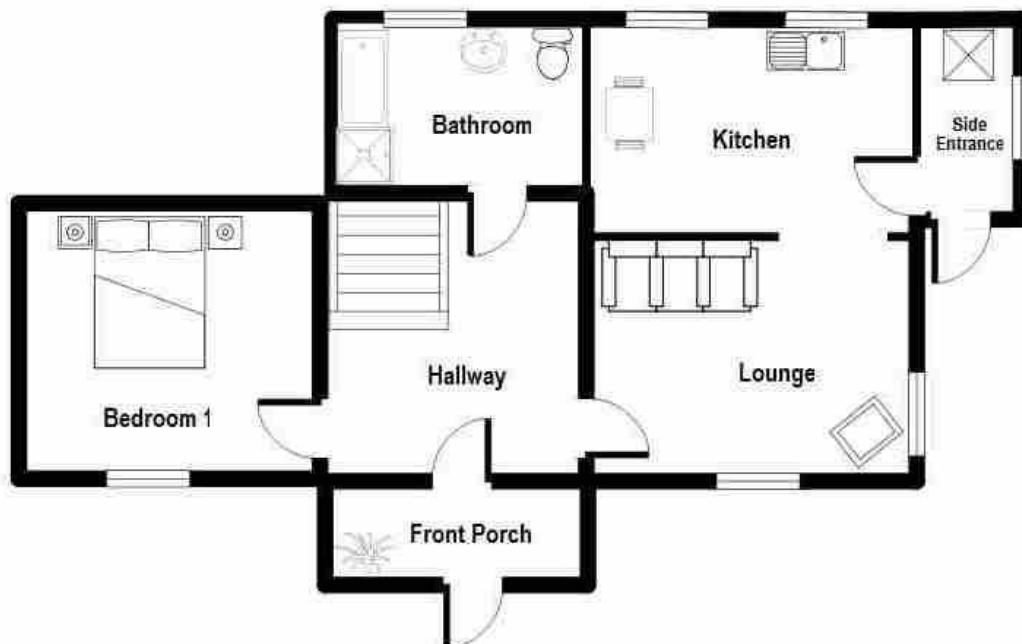
Bright bedroom with front velux window, electric wall heater and fitted carpet.

**External**

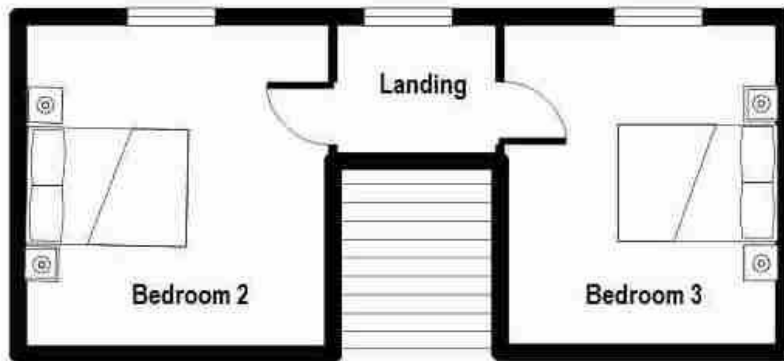


**FLOOR PLAN**

**Ground Floor**



## First Floor



### Additional Information

EPC Rating: Band G

Council Tax Band: A

Internal Area: 68.5 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.