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**3 Garynahine**  
**Isle of Lewis**  
**HS2 9DS**

**Home Report Available**  
**Price: Offers Over £140,000**

3 Garynahine is a delightful house enjoying a beautiful village setting overlooking Loch Ceann Hulabhaig and towards the Uig Hills. Accommodation is over two levels and comprises, kitchen, lounge, sun porch, bathroom and three bedrooms. The property benefits from oil central heating, uPVC double glazing and lovely garden ground with a driveway leading to a spacious gravel area providing parking and turning space for several vehicles. There is a substantial detached garage with mains electric and ample room for storage.

Garynahine is situated where roads from Stornoway, Uig and the West side of Lewis all meet. And is well positioned for many local attractions such as the Callanish Stones, fishing, and good walks. The main town Stornoway is 15 miles away offering all amenities and services including shops and supermarkets, restaurants and bars, sports centre, and transportation links.

Viewing is by appointment only and is highly recommended.



**Kitchen**



**Lounge**



**Stairway and Hallway**



**Sun Porch**



**Bathroom**



**Bedroom 1**



**Upper Landing and Hallway**



**Bedroom 2**



**Bedroom 3**





**Garage Exterior**



**Garage Interior**

## **Ground Floor Accommodation Details**

### **Kitchen – 5.98m x 2.25m**

Front, side and rear windows, wood fitted wall and floor units, grey work surfaces and stainless steel sink. Plumbed for washing machine, spot-lighting, radiator, and tile effect vinyl flooring.

### **Lounge – 3.6m x 3.99m**

Rear and side windows, radiator, TV socket, BT Socket, and fitted carpet.

### **Sun Porch – 2.32m x 2.33m**

Bright, side sun room with entrance door and windows

### **Bathroom – 2.66m x 2.31m**

side obscured window, white suite comprising W.C., wash hand basin, mains shower bath. Radiator, storage cupboard and tile flooring.

### **Bedroom 1 – 3.5m x 4.51m**

Bright bedroom with side window, built in storage cupboard, TV socket, radiator and fitted carpet.

## **Upstairs Accommodation Details**

### **Bedroom 2 – 3.63m x 3.70m**

Bedroom with spot lighting velux window, radiator and fitted carpet.

### **Bedroom 3 – 3.82m x 3.70m**

Bedroom with spot lighting, velux window, radiator and fitted carpet.

### **Garage - 7.03m x 4.79m**

Mains electricity, side and rear windows

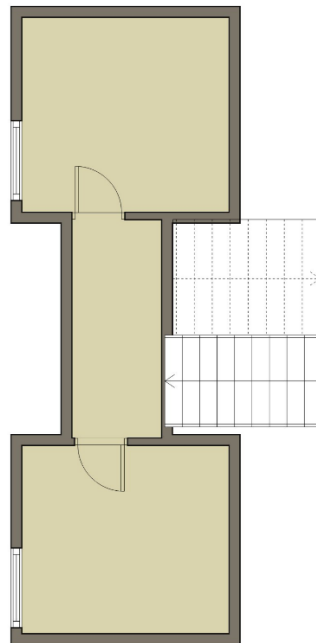
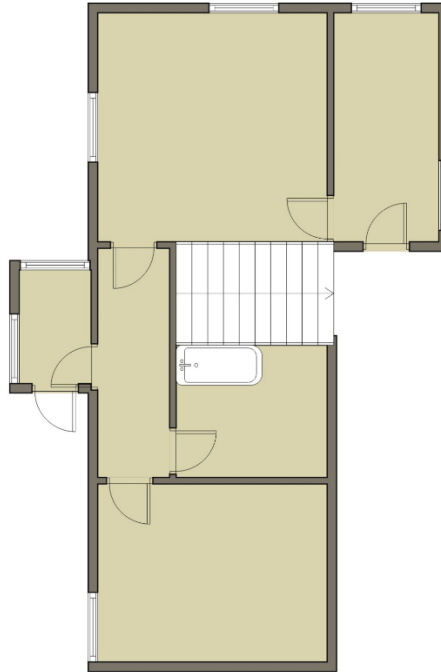
## **Additional Information**

EPC Rating: Band E

Council Tax Band: B

Internal Area: 82.4 square meters

## 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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