

# **DEREK MACKENZIE**

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**3 Pentland Drive  
Carloway  
Isle of Lewis  
HS2 9AX**

**Home Report Available  
New Price: Offers in the Region of: £70,000**

Presented to the market is this three bedroom, semi-detached family home in the popular village of Carloway on the west coast of the Isle of Lewis, with local amenities and historical sights nearby including the Garrannan Black House Village and Carloway Broch, primary school, local healthcare and village post office. There are beautiful sandy beaches just a short drive away.

Providing spacious family accommodation throughout comprising kitchen/dining area, lounge, family bathroom and three spacious bedrooms, benefitting from an electric heating system and uPVC double glazing throughout.

The main town of Stornoway is approximately 23 miles away with all amenities and services including shops and supermarkets, restaurants and cafes, education, healthcare, sports centre, art centre and transport links.

Viewing is by appointment only.

**Accommodation**

**Kitchen/Dining Area**



**Lounge**



**Bathroom**



**Hallway**



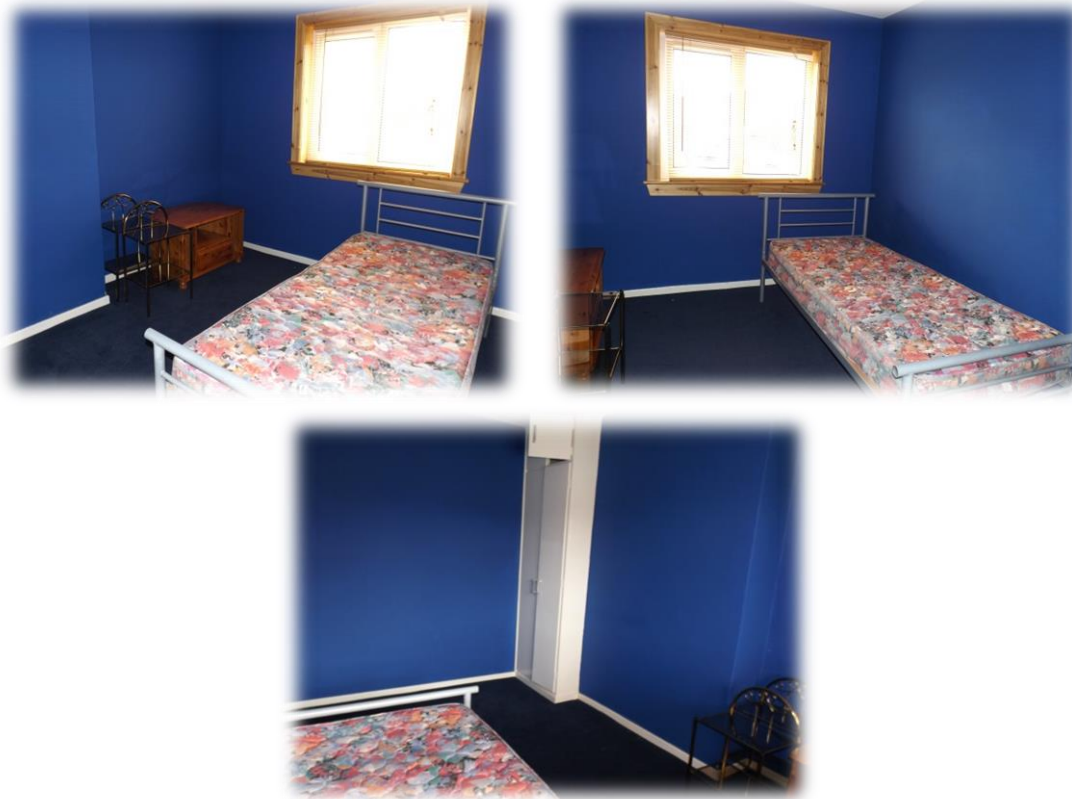
**Bedroom 1**



## Bedroom 2



## Bedroom 3



## **Accommodation Details**

### **Kitchen/Dining Area – 4.67m x 2.68m**

Bright, modern kitchen with pine effect fitted wall and floor units with black work surfaces and a respatex splash-back. Four ring ceramic hob and multi-functional grill/oven. Stainless steel sink and plumber for washing machine. Strip-lighting, radiator and tile effect laminate flooring.

### **Rear Entrance – 1.56m x 0.86m**

Rear obscured door and wood effect laminate flooring.

### **Lounge – 4.62m x 3.78m**

Bright lounge with front window, open fire with traditional tiled surround, TV and BT sockets, radiator and wood effect laminate flooring.

### **Bathroom – 1.94m x 1.69m**

Bathroom with white suite comprising W.C., wash hand basin, bath with mixer tap and shower head attachment with a decorative tiled surround. Side obscured window, radiator and tile effect laminate flooring.

### **Hallway/Stairway/Landing**

Light hallway with built in storage cupboard, under stair storage, radiator and wood effect laminate flooring. Stairway with fitted carpet and wood railing leading onto landing. L-shaped landing with side window, built in storage space and fitted carpet.

### **Bedroom 1 – 4.66m x 2.73m**

Bright bedroom with two rear windows, fitted wardrobe, radiator and fitted carpet.

### **Bedroom 2 – 3.80m x 2.73m**

Bright bedroom with front window, fitted wardrobe and fitted carpet.

### **Bedroom 3- 3.80m x 2.53m**

Bright bedroom with front window, fitted wardrobe and fitted carpet.

## External



### Additional Information

EPC Rating: Band E.

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.

