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Former Bragar Care Home
20-22 Doune Park, Bragar
Isle of Lewis
HS2 9DE

Home Report Available
Price: Offers in the region of £112,000

Presented to the market is this detached, former care unit in the village of Bragar on the west coast of the Isle of Lewis. The property is in a quiet rural location with the potential of being converted into two semi-detached dwelling houses.
Planning Application Reference: 17/00522/PPD

The property offers spacious, bright and airy accommodation throughout comprising open kitchen/diner, two large communal areas, two small kitchen areas, two bedrooms, two shower-rooms and W.C. Benefiting from double glazing and oil central heating throughout. There is integrated external storage to the rear of the property.

The property has ample garden ground with a drying area to the rear and a large tarmac drive and car parking area.

There are local amenities in the nearby villages of Barvas and Shawbost including school with swimming pool, community centre, post office, restaurant, petrol station and grocery store with sandy beaches a short drive away.

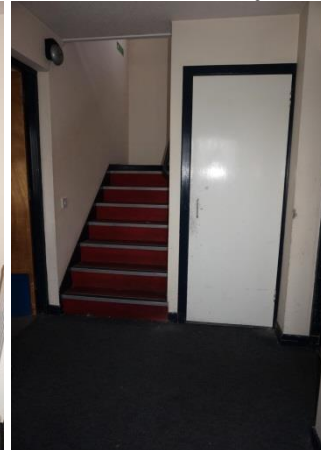
Viewing is by appointment only.

Ground Floor Accommodation

Main Kitchen



Front Entrance Hall (2) and Stairway



Kitchen 2



Shower-Room



W.C.



First Floor Accommodation

Bedroom 1



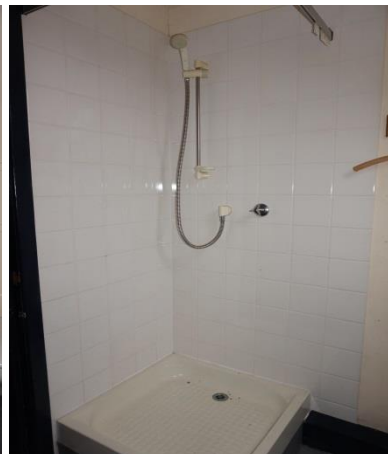
Communal Area 2



Kitchen



Shower-Room



Bedroom 2



Ground Floor Accommodation Details

Kitchen 1 – 3.02m x 3.01m

Kitchen/Living area with front window, fitted floor units with work surfaces and a stainless steel sink, built in storage with louvre doors, radiator and BT socket.

Front Entrance Porch (1) – 1.66m x 1.06m

Front timber entrance door and terracotta tiled flooring.

Entrance Hall and Stairway (1)

Hallway with radiator, large under-stair storage cupboard, stairway with hand rail and rear velux window.

Main Kitchen – 6.24m x 3.03m

Spacious kitchen with front and rear windows, fitted wall and floor units and work surfaces, stainless steel sink – all with a white tiled surround. Plumbed for washing machine and dishwasher. Strip-lighting, radiator and grey non-slip flooring.

Rear Entrance Porch (2) – 2.23m x 1.01m

Timber entrance door leading into small hallway with fitted carpet.

Front Entrance, Hall and Stairway (2) - 5.00m x 1.65m

Hallway with radiator, large under-stair storage cupboard, stairway with hand rail and rear velux window.

Communal Area 1 – 6.75m x 6.49m

Bright area with two front and two rear windows, strip-lighting, two radiators and fitted carpet.

Wet-Room – 2.69m x 1.62m

Fully tiled wet-room with mains shower with disabled facilities, W.C. and wash hand basin. Obscured rear window and radiator.

Rear Entrance (1) – 3.28m x 1.04m

Rear entrance door into hall area with fitted carpet. Gives access to Wet Room, WC and Communal Area 1.

W.C. – 2.14m x 1.22m

White W.C. and wash hand basin with tiled splash-back and non-slip flooring.

First Floor Accommodation Details

Kitchen 3 – 1.90m x 1.59m

Kitchen with front velux window, fitted floor units with beech effect work surfaces and stainless steel sink – all with a white tiled surround. Non-slip flooring.

Communal Area 2 – 6.15m x 4.46m

Spacious area with two front velux windows, strip-lighting, two radiators, TV socket and wood effect laminate flooring.

Bedroom 1 – 3.89m x 3.20m

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

Bedroom 2 – 3.12m x 2.99m

Double bedroom with side window, large built in storage cupboard (3.04m x 1.41m), radiator and fitted carpet.

Shower-Room – 1.91m x 1.58m

Shower-room with white suite comprising W.C., wash hand basin and mains shower – all with a white tiles surround. Front velux window and non-slip flooring.

External

Rear/ Side Elevations and Car Park



Additional Information

EPC Rating: Band E

Council Tax Band: Rates will apply as the property is currently classed as Commercial use.

Internal Area: 158.9 square metres

FIRE DOORS: There are fire doors throughout the property.

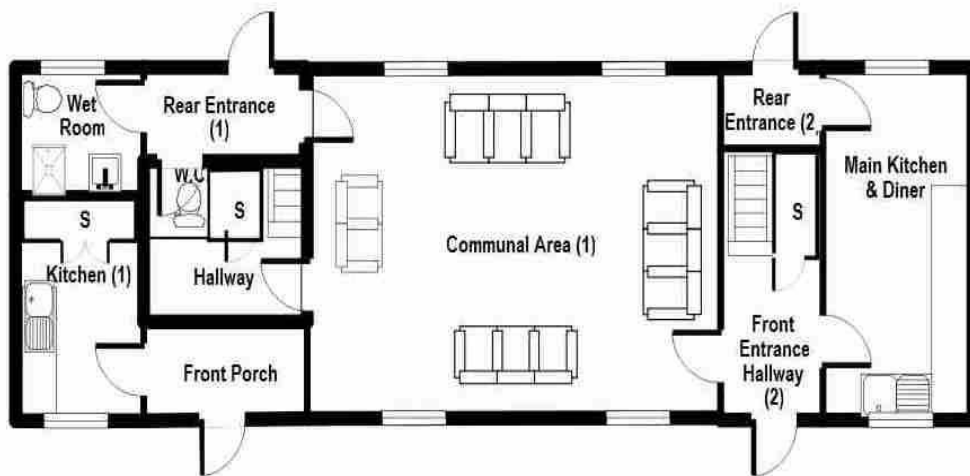
PLANNING PERMISSION/BUILDING WARRANT APPLICATION

Planning has previously been sought for change of use to residential and the development of two dwelling properties. Planning application details can be found at:

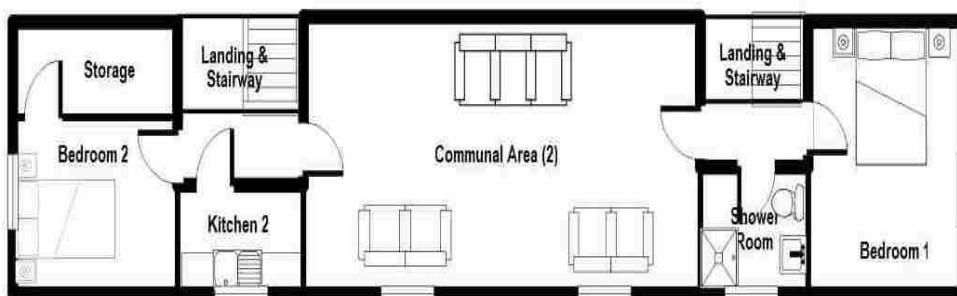
<http://planning.cne-siar.gov.uk/PublicAccess/applicationDetails.do?keyVal=OXXRSDROHS300&activeTab=summary>

FLOOR PLAN

Ground Floor



First Floor



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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