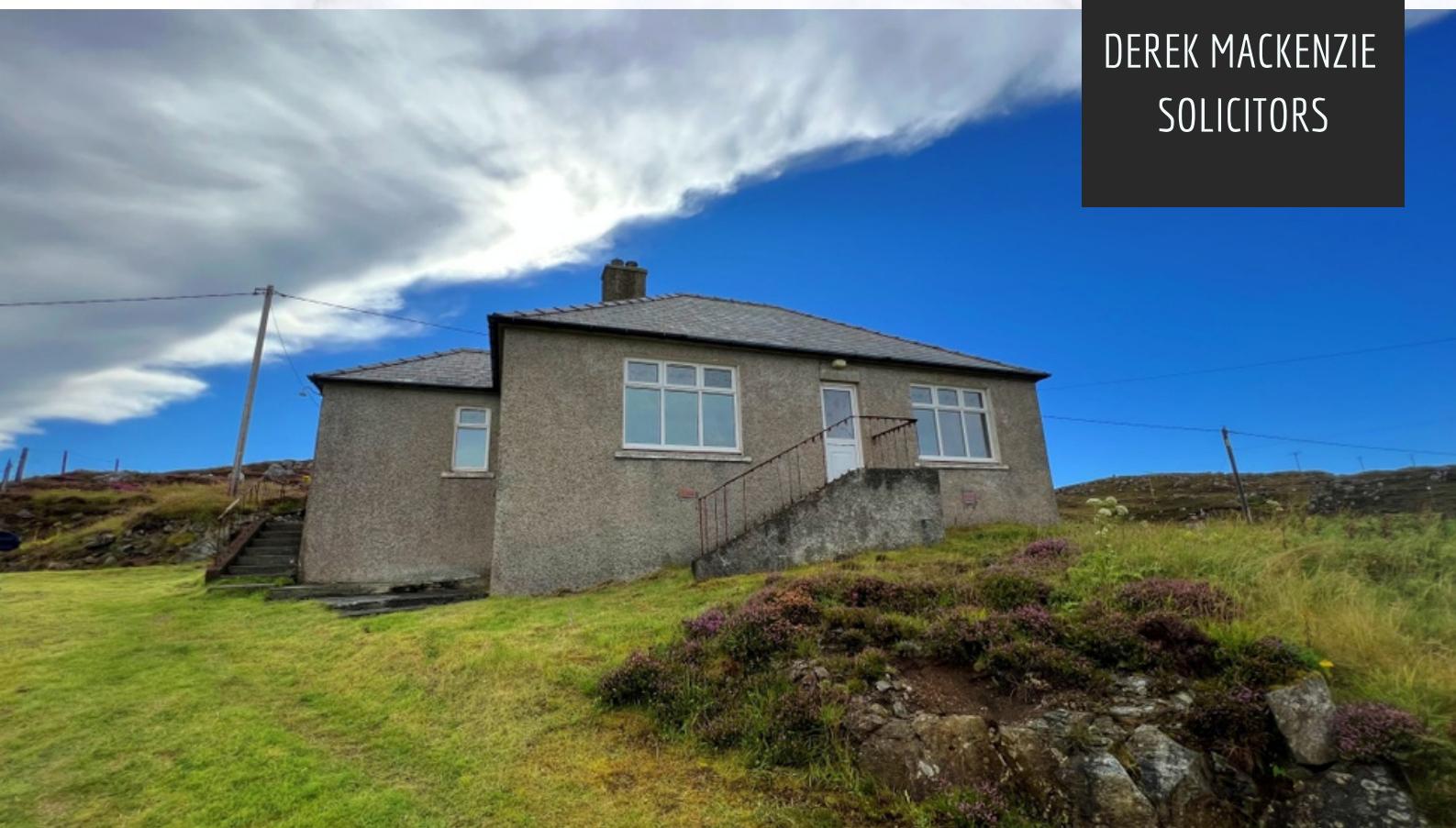


**1 KIRIVICK, CARLOWAY,  
ISLE OF LEWIS, HS2 9AY  
OFFERS IN THE REGION OF £105,000**

D | M

**DEREK MACKENZIE  
SOLICITORS**



**FOR  
SALE**

Enjoying peaceful views overlooking surrounding Croft Land and Sea Loch we are pleased to welcome to the market this traditional 2 bedroom Bungalow

**DEREK MACKENZIE SOLICITORS  
& ESTATE AGENTS**

20 North Beach Street  
Stornoway  
Isle of Lewis  
HS1 2XQ

Phone: 01851 702211  
Fax: 01851 709035  
[property@derekmackenzie.com](mailto:property@derekmackenzie.com)  
[www.derekmackenzie.com](http://www.derekmackenzie.com)





Enjoying peaceful views overlooking surrounding Croft Land and Carloway Sea Loch we are pleased to welcome to the market this traditional 2 bedroom Bungalow.

Although the property is in need of modernising it offers excellent potential of becoming a lovely, charming home. Accommodation is spacious throughout comprising kitchen, utility area, lounge, entrance porch, two double bedrooms, bathroom and office. The property benefits from electric heating and uPVC throughout.

Externally there is substantial garden ground surrounding the property, a driveway and brick shed.

Kirivick is one mile away from the Carloway Broch and a ten minute drive from the Callanish Standing Stones. The main town of Stornoway is approximately 23 miles away, with all amenities and services including shops and supermarkets, restaurants, healthcare, education, art centre, sports facilities and transport links.



## Kitchen



## Lounge



## Bedroom 1



## Bedroom 2



## Bathroom



## Office Space



## Entrance Porch & Hallway



## External - Front



## External - Rear



# Measurements

## Kitchen - 3.65m x 4.45m

Spacious kitchen with rear aspect window, electric cooker with 4 ring hob, multi fuel stove and wooden flooring

## Lounge - 4.91m x 3.53m

Bright lounge with front aspect window, open fire and fitted carpet flooring

## Bedroom 1 - 3.92m x 3.33m

Double bedroom with front aspect window, fitted carpet flooring

## Bedroom 2 - 3.36m x 3.45m

Double bedroom with side aspect window, fitted carpet flooring

## Office Space - 1.76m x 2.10m

Rear aspect window, fitted carpet flooring

## Bathroom - 3.16m x 2.35m

Four piece suite comprising W.C, sink, bath and electric mains shower

## Entrance Porch - 0.97m x 0.99m

# Additional Information

Home Report available

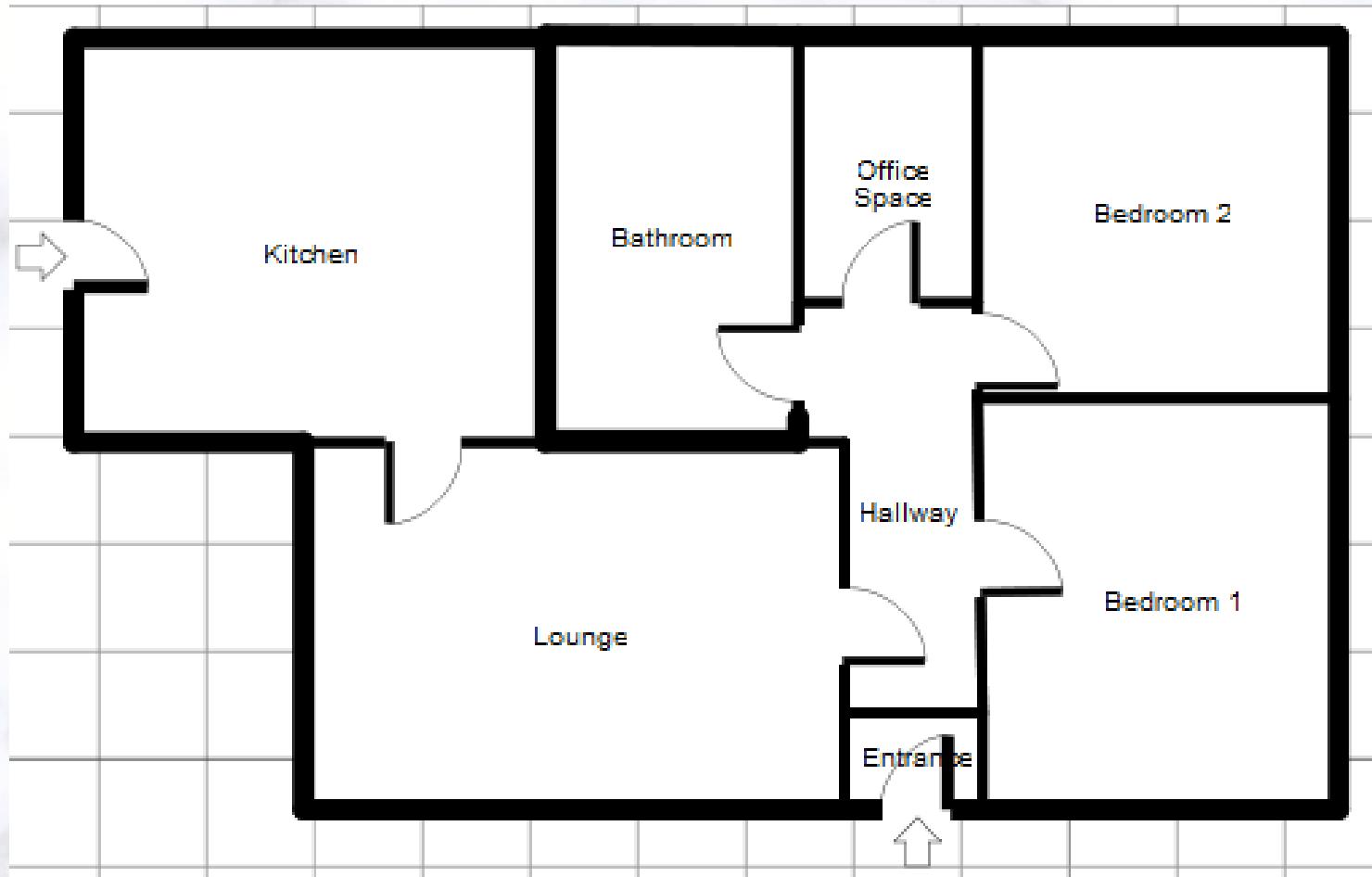
Viewing strictly by appointment only

EPC Rating: Band F

Council Tax: Band B

Internal Area: 85m<sup>2</sup>

# 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

Director: Derek Mackenzie

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