

**A CHUIL BHEAG, 53B BAYHEAD,  
STORNOWAY, ISLE OF LEWIS, HS1 2DZ  
OFFERS OVER £135,000**

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DEREK MACKENZIE  
SOLICITORS



FOR  
— SALE —

Presented to the market in pristine,  
walk-in condition is this newly  
renovated two bedroom property split  
over two levels

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Presented to the market in pristine, walk-in condition is this newly renovated two bedroom property split over two levels.

The property is located in Stornoway and accommodation is presented in excellent decorative order. Ground floor comprises Entrance/utility, kitchen, lounge, bathroom and double bedroom.

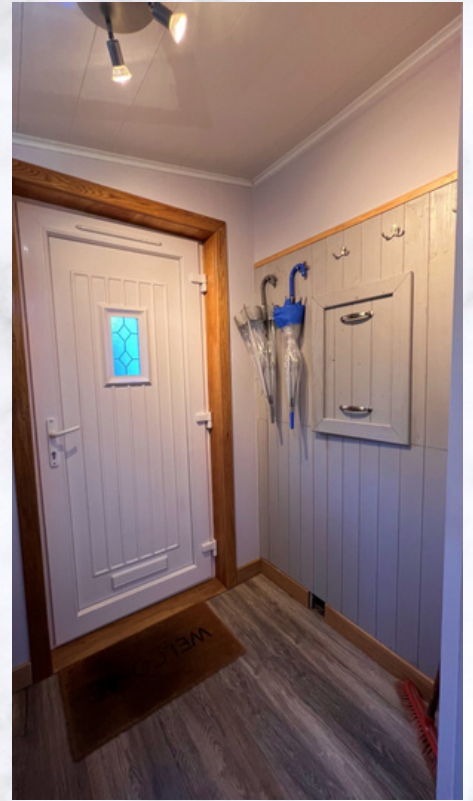
First floor comprises landing and second double bedroom with dressing area. The property benefits from Gas central heating and uPVC throughout and is currently used as a successful holiday let. Externally the property has a garden and drying area. There is also off street parking available.

Bayhead is in close proximity to The Castle Grounds, Stornoway Golf Club, The Nicolson Institute and Stornoway Primary School and is a very short walk from the town centre, with all amenities and services including shops and supermarkets, sports centre, art centre and all transport links.





## Entrance & Utility



## Kitchen





## Lounge



## Bathroom





## Hallway, Stairs & Landing





## Bedroom 1



## Bedroom 2





## **Garden & Drying Area**



## **Additional Information**

Home Report Available

Viewing is strictly by appointment only

EPC Rating: Band D

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



## **Measurements**

### **Entrance/Utility Area - 1.40m x 2.20m**

Entrance porch with uPVC door, utility space with worktop surface, plumbing for fridge and washing machine, laminate flooring

### **Kitchen - 3.65m x 3.21m**

Bright kitchen with fitted floor units, wooden worktop surface, stainless steel sink with mixer tap, four ring ceramic hob, stainless steel extractor fan, laminate flooring

### **Lounge - 3.94m x 3.55m**

Cosy lounge with rear aspect window, electric focal point fire, laminate flooring

### **Bathroom - 2.88m x 2.18m**

Spacious bathroom with three piece white suite comprising W/C, sink with mixer tap, bath with mains shower and vinyl flooring

### **Hallway - 6.00m x 1.14m**

### **Bedroom 1 - 4.65m x 2.89m**

Spacious double bedroom with built in storage, fitted carpet flooring

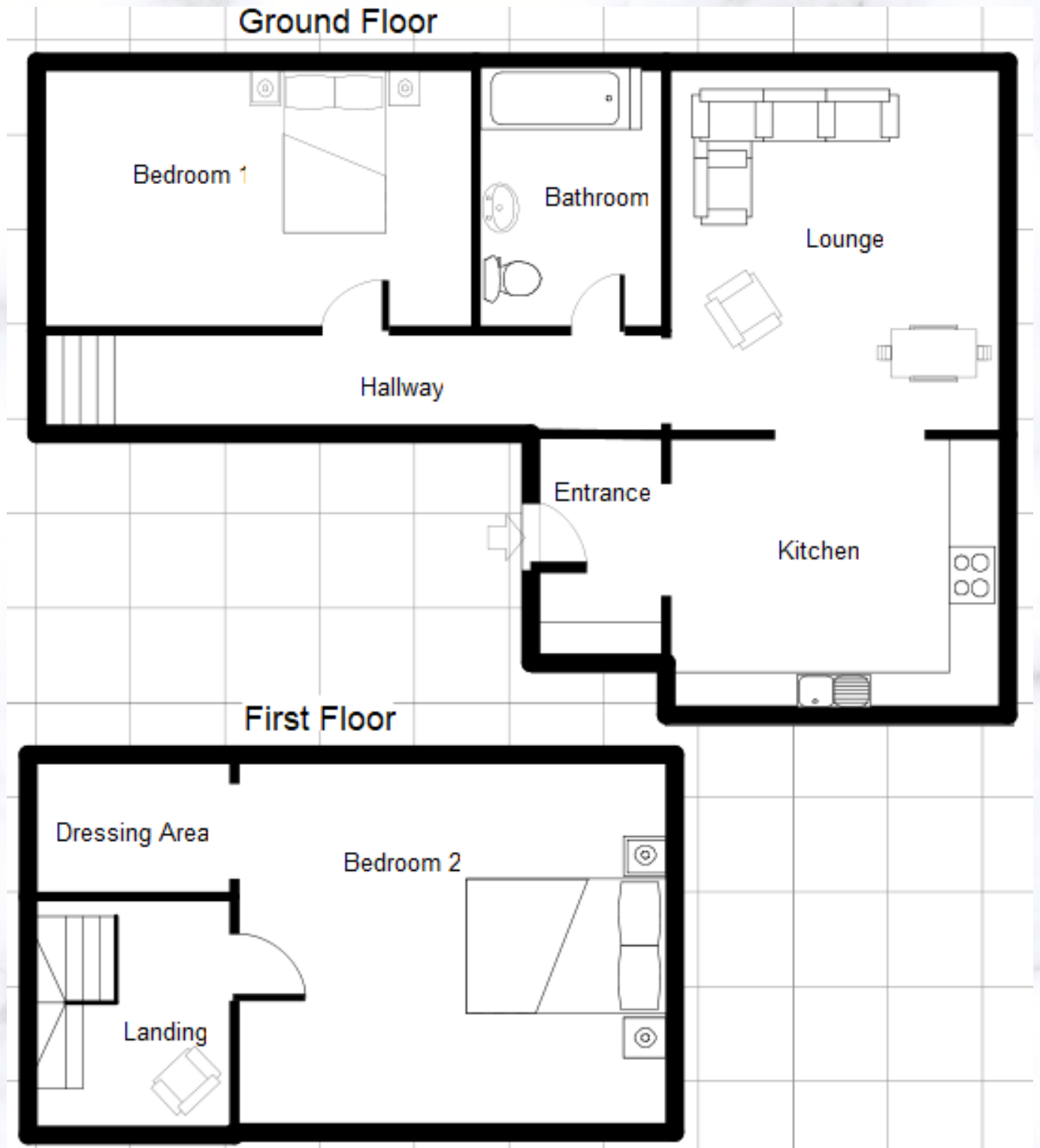
### **Landing - 2.25m**

### **Bedroom 2 - 4.65m x 3.99m Dressing Area - 2.14m x 1.68m**

Spacious double bedroom with built in storage/dressing area, fitted carpet flooring



# 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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