

'COMRAICH' 13 BACK, ISLE OF  
LEWIS, HS2 0LQ  
OFFERS OVER £185,000

D|M

DEREK MACKENZIE  
SOLICITORS



FOR  
SALE

In the sought-after location of Back we are delighted to welcome to the market this beautiful, tastefully decorated traditional three bedroom Cottage

DEREK MACKENZIE  
SOLICITORS & ESTATE AGENTS

20 North Beach Street  
Stornoway  
Isle of Lewis  
HS1 2XQ

Phone: 01851 702211

Fax: 01851 709035

property@derekmackenzie.com  
www.derekmackenzie.com







In the sought-after location of Back we are delighted to welcome to the market this beautiful, tastefully decorated traditional three bedroom cottage. Accommodation is naturally bright throughout comprising ground floor entrance hallway, lounge with multi-fuel stove, kitchen, shower room and double bedroom. First floor comprises spacious landing space and two additional double bedrooms. The property benefits from electric heating, gas cooking and uPVC windows throughout with dual aspect velux windows on the first floor allowing natural light. The property offers an excellent opportunity as a charming family home or a great opportunity for holiday letting as it has been successfully let as a holiday cottage for over 10 years with full occupancy within the seasonal months. Furniture items within the property may be purchased by separate negotiation.

There is spacious garden ground surrounding the property with a driveway suitable for multiple vehicles and a wooden decking area to the rear ideal for outdoor entertainment with open views overlooking Broadbay. The property is within close proximity to Back Primary School, Back Pharmacy, Gordon Diesel Filling Station, Hairdressers, Barbers and Brevig Pier. The main town of Stornoway is approximately 8 miles away with all amenities and services.

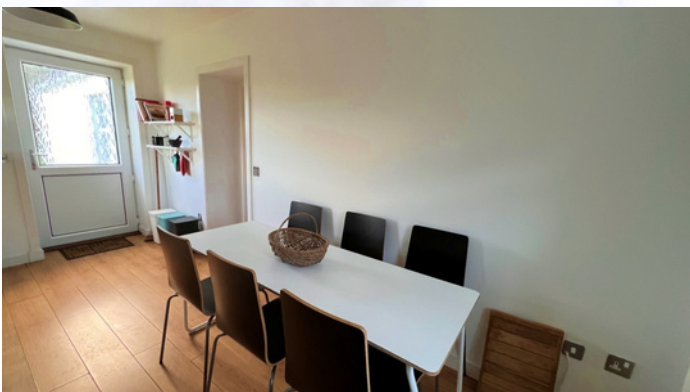




## Lounge

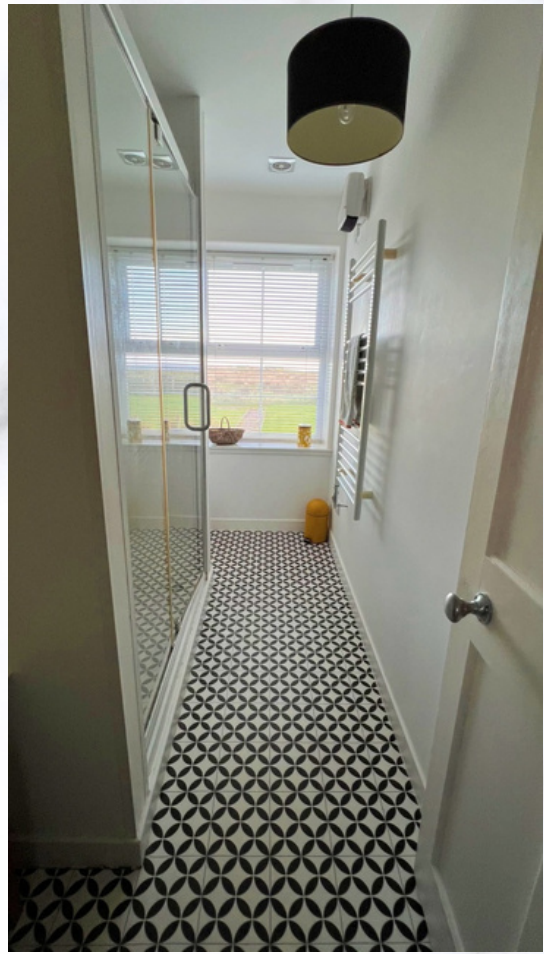


## Kitchen





## Shower Room





## Bedroom 1



## Bedroom 2



## Bedroom 3





## Hallway & Landing





**External - Front**



**External - Rear**



**Garden & View**





## **Measurements**

### **Lounge - 4.26m x 4.23m**

Spacious lounge with front aspect window, multi-fuel stove, fitted carpet flooring

### **Kitchen - 2.84m x 4.86m**

Bright kitchen with fitted wooden floor units, wooden worktop surface, Belfast sink with mixer tap, Gas cooker with 5 ring hob, stainless steel extractor fan and wooden flooring

### **Hallway - 3.60m x 1.16m**

UPVC front door, under stair storage cupboard, fitted carpet flooring

### **Shower Room - 1.57m x 3.12m**

Modern shower room comprising W/C, Belfast sink with mixer tap and tile splash back, mains shower with tile splash back, towel rail, Aztec vinyl flooring

### **Bedroom 1 - 3.81m x 4.57m**

Spacious double bedroom with front aspect window, fitted carpet flooring

### **Bedroom 2 - 4.42m x 3.03m**

Bright double bedroom with dual aspect velux window, fitted carpet flooring

### **Bedroom 3 - 4.50m x 3.04m**

Bright double bedroom with dual aspect velux window, fitted carpet flooring

### **Landing - 3.14m x 3.96m**

Bright, spacious landing with storage cupboard, fitted carpet flooring



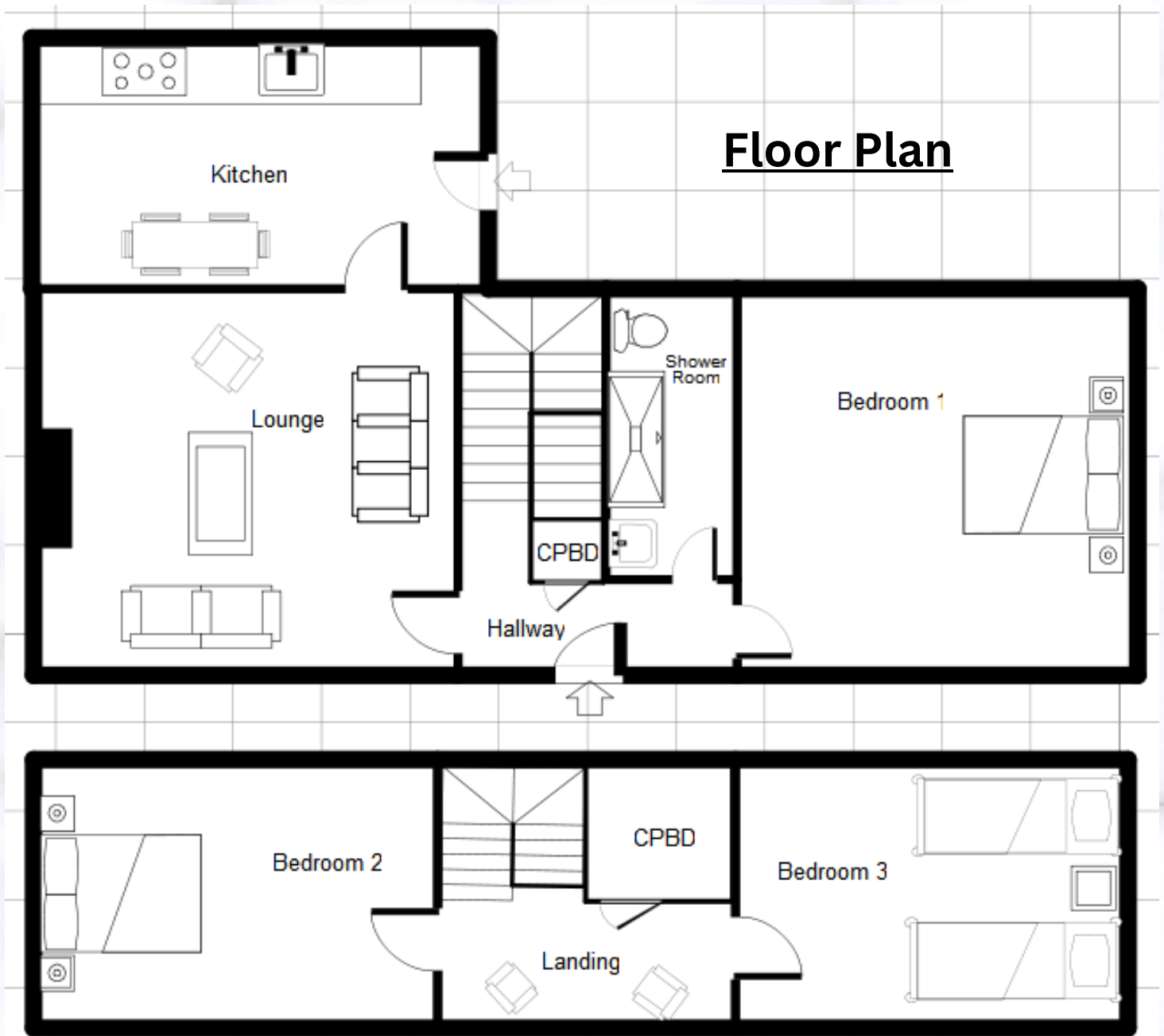
## Additional Information

Home Report Available

Viewing is strictly by appointment only

EPC Rating: Band D

Internal area: 91m<sup>2</sup>



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

Derek Mackenzie Solicitors is the trading name of Derek Mackenzie & Company Limited, a company registered in Scotland. Company Registration Number: SC540484. VAT Number: 127638792. Registered Office as above.