

5 Enaclete, Uig, Isle of Lewis, HS2 9HH

Offers over £130,000 (House & Croft)



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Kitchen



Lounge





Bedroom 1

Description

Ken MacDonald & Co are delighted to present to the market this charming bungalow situated a croft tenancy extending to approximately 5.5 acres located in the picturesque village of Enaclete. The property boasts a well-proportioned layout that benefits from the convenience of ground floor living. The square kitchen design utilises all four walls, which maximises the space, creating room for a highly functional cooking area. The spacious lounge could be converted into a warm and inviting setting, which would be perfect for both relaxation and entertaining. Two generously size bedrooms are also featured, each offering ample space for comfortable living. Benefitting from UPVC double glazed windows and electric storage heating.

While the property requires some renovation works and full cosmetic modernisation, this presents the prospective buyer with the opportunity to tastefully customise the space to their personal style.

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Bedroom 2



Bathroom



View



Garden

Description

Externally, the property is situated off the road, creating a tranquil setting to enjoy the breathtaking views of the rugged countryside and Loch Rog Beag. Surrounded by an easily maintained garden area, the property also includes a practical outbuilding that is ideal for storage of outdoor equipment.

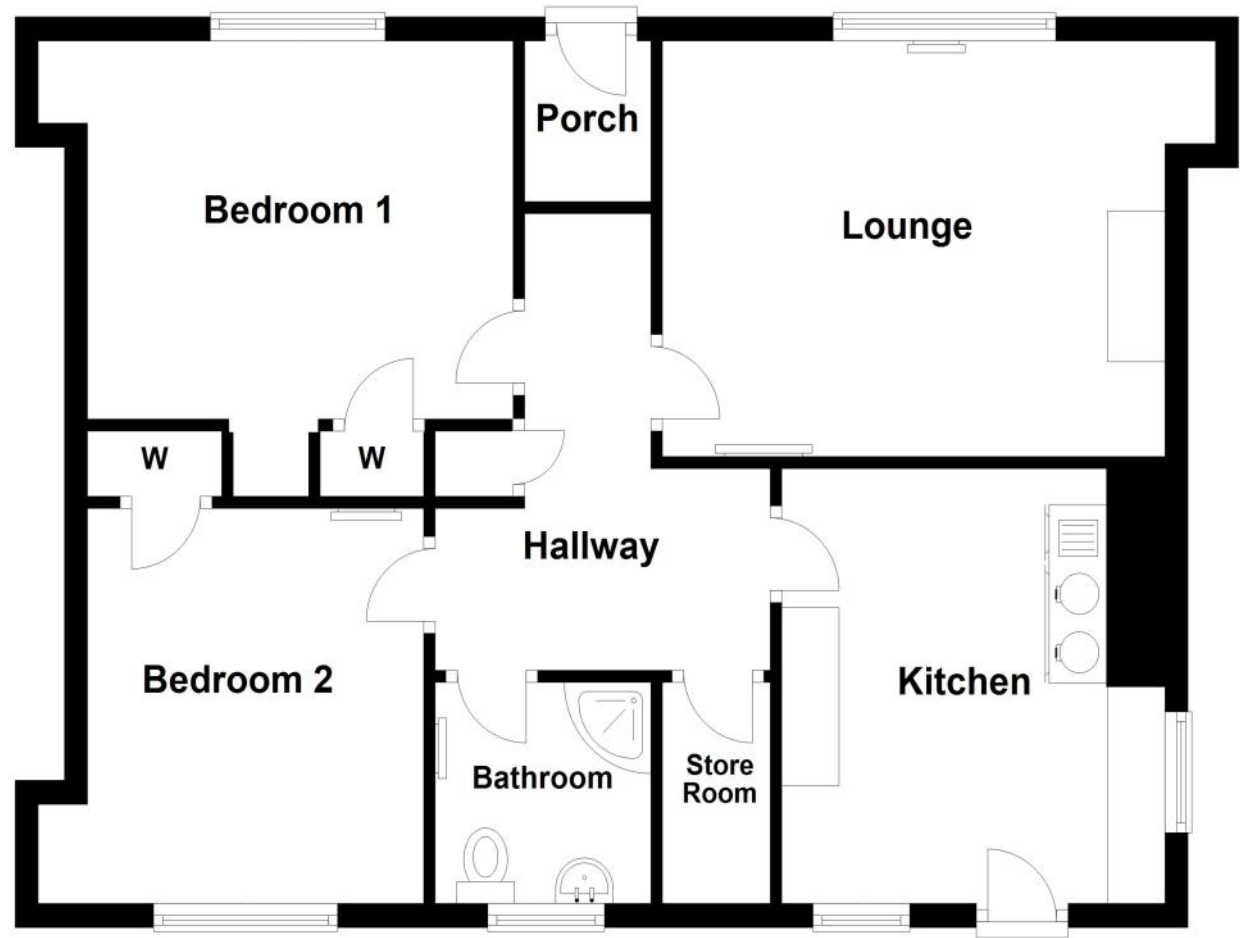
Located in a rural village approximately 26 miles from Stornoway town centre with the stunning shorelines at Reef and Valtos are approximately 6 miles away. The village of Timsgarry is approximately 7 miles away and provides a village store, filling station, post office and primary school.

Directions

Travelling out of Stornoway town centre passing the Co-op superstore take the first turning to your left hand side at the roundabout and follow the roadway for approximately 8 miles and take the first turning to your right after the Filling Station at Leurbost. Travel for approximately 8 miles and take the turning to your left hand side, signposted for Uig & Bernera. Follow the road until you see a signpost for Enaclete. The property is the fifth on the right handside.

Plan description

Kitchen	3.60m (11'10") x 3.34m (10'11")
Porch	1.33m (4'4") x 1.10m (3'7")
Hallway	3.78m (12'5") x 1.10m (3'7")
Lounge	4.82m (15'10") x 3.44m (11'3")
Bedroom 1	3.71m (12'2") x 3.13m (10'3")
Bedroom 2	3.27m (10'9") x 2.93m (9'7")
Bathroom	1.87m (6'2") x 1.83m (6')
Store Room	1.83m (6') x 0.94m (3'1")



Floorplan

Sale is subject to Crofting Commission approval.

General: Whilst we endeavour to make these particulars as accurate as possible they are set out as a guide only and are not guaranteed. All measurements are approximate and are intended for general guidance only. Room sizes are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the services or any of the equipment or appliances in the property we strongly advise prospective buyers 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. THE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS.

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