

# Croft 17 New Garrabost, Point



## Description

Ken MacDonald & Co are pleased to present to the market the sale of the croft tenancy at 17 New Garrabost expanding to approximately 3.5 acres. This presents a fantastic opportunity for prospective buyers who are looking into building as all services are nearby making it an ideal location for a house site - subject to planning permission approval from the local authority.

Located approximately 6 miles from Stornoway, the croft enjoys distant sea views over the Broadbay area. There is a local shop perfect for daily essentials and primary school within one mile. Nearby transport links provides easy access to the town centre for supermarkets, healthcare and sport facilities. This location enjoys the peace of the surrounding countryside whilst being within close proximity to all amenities.

***The Prospective will be liable for the Sellers legal fees & expenses.***

**Offers over £25,000**



### Directions

Travel out of Stornoway Town Centre and continue along Sandwick Road, passing the Council buildings. Travel along Oliver's Brae and onwards to Point. Proceed through the villages of Aignish and Knock into Garrabost. The croft surrounds the first property on the left hand side.



### Croft plan

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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