

**27 South Bragar, Isle of Lewis,  
HS2 9DH**

**Offers over £120,000**



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## Lounge

### *Description*

Ken MacDonald & Co are delighted to bring to the market this detached single-storey two-bedroom home, located within the peaceful village of South Bragar. The properties elevated position allows panoramic views over the village, towards the hills and down to the Atlantic shoreline. While some light refurbishment and modernisation may be desired, the home offers an excellent opportunity for those seeking a more tranquil way of life. The property is heated via a multi fuel stove in the kitchen and one in the lounge, with additional electric storage heaters in the bedrooms. There is a local community centre, a shop and filling station in the nearby village of Barvas, furthermore, a shop and medical centre can be found in the nearby village of Carloway. A wider range of amenities and services are located in the town of Stornoway which is approximately 17 miles from the property.

*For those seeking to actively pursue a traditional way of life in a crofting township, the croft at 27 South Bragar is also available.*

### *Directions*

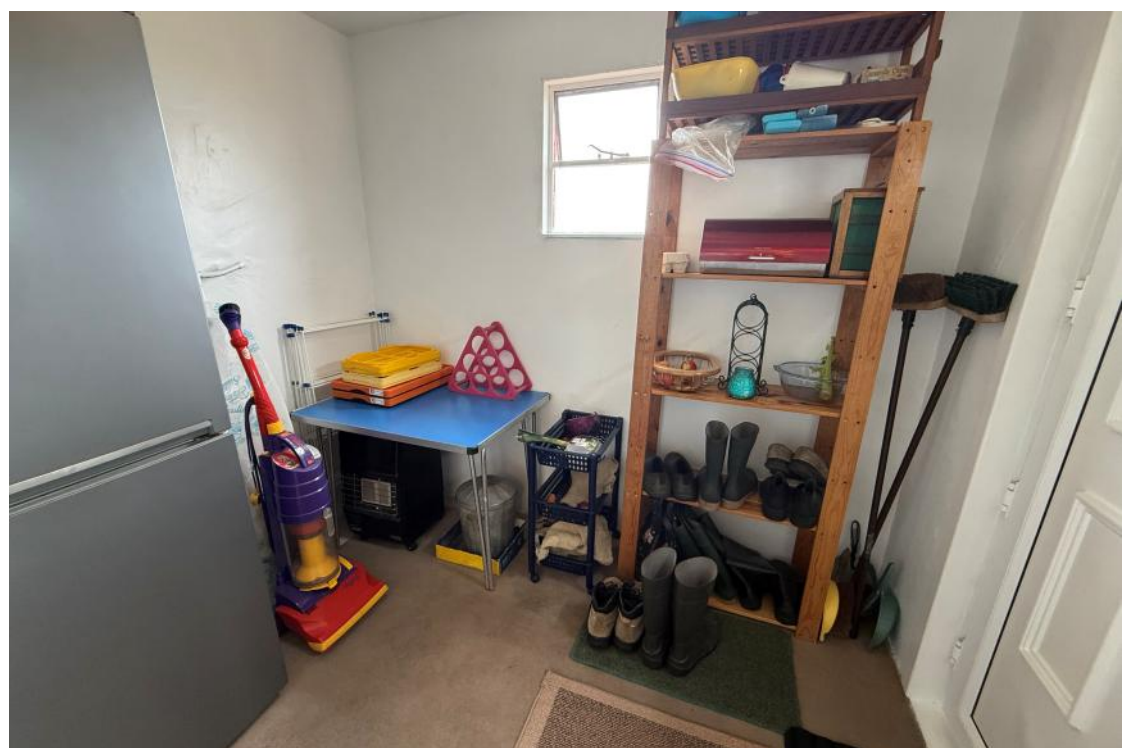
Travelling out of Stornoway town centre passing the Western Isles hospital follow the main roadway north across the Barvas Moor for approximately 11 miles. On entering the village of Barvas take the first turning on your left after the filling station and continue for approximately four miles and take the right turning signposted for Bragar bho Dheas. Travel along the single track road and 27 South Bragar is the first property you come too on the right hand side.

**EPC BAND G**





Kitchen & Side Entrance







**Bedroom 1**



**Bedroom 2**







**Bathroom**



**Garden Grounds & View**



## *Plan description*

### **Utility Porch**                      **2.57m (8'5") x 1.88m (6'2")**

Fitted carpet. Single glazed window. Space for white goods.

### **Kitchen**                              **4.49m (14'9") x 2.00m (6'7")**

Vinyl floor tiles. Built in cupboard. Fitted wall and floor units. One bowl stainless steel sink unit. Twin aspect UPVC double glazed windows. Solid fuel stove. Space for white goods.

### **Lounge**                                **4.48m (14'8") x 3.68m (12'1")**

Fitted carpet. Tiled hearth housing a solid fuel stove. UPVC double glazed window.

### **Hallway**                              **2.10m (6'11") x 1.91m (6'3")**

Built in cupboard. Access hatch to loft storage space with Velux window.

### **Bedroom 1**                            **3.64m (11'11") x 2.00m (6'7")**

Fitted carpet. Built in wardrobe storage space. UPVC double glazed window. Electric storage heater.

### **Bedroom 2**                            **3.64m (11'11") x 3.27m (10'9")**

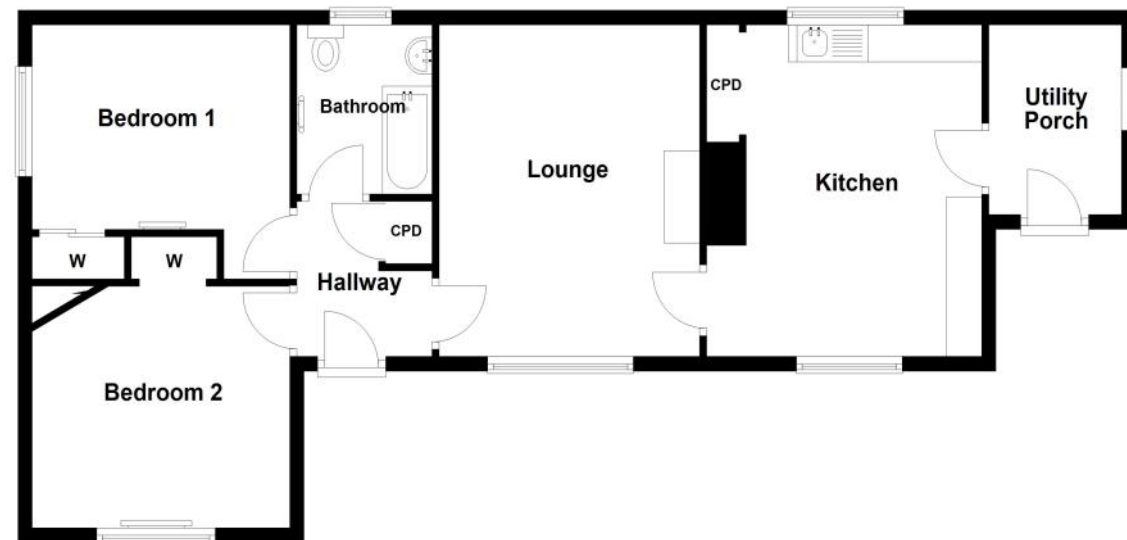
Wooden flooring. Built in wardrobe storage space. UPVC double glazed window. Electric storage heater.

### **Bathroom**                            **2.42m (7'11") x 1.91m (6'3")**

Wooden flooring. WC. WHB. Bath. UPVC double glazed window.

### **External**

Driveway from main road serves house and croft. Allocated parking space opposite garden gate. Concrete path to side door. Garden area, previously grazed, natural mix of heather and wildflowers.



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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