



Burnside

Port of Ness, Isle of Lewis HS2 0XA

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Three-bedroom detached cottage situated in Port of Ness on the Isle of Lewis, within minutes of the stunning white sandy beach.

- **Enclosed garden grounds with summerhouse**
- **Views to the beach and sea**
- **Excellent family home, holiday home or holiday let.**



SITUATION

Burnside is situated in a village location within easy walking distance of the beautiful sandy beach at Port of Ness.

Port of Ness is one of a collection of villages at the north of the Island of Lewis and is in one of the most picturesque areas with a pretty harbour, beaches and dramatic cliff tops. There is a shop, garage and leisure centre. Buses run to the local primary schools and secondary schooling can be found in Stornoway.

Regular ferries sail to Ullapool and Loganair flies to Inverness, Glasgow and Edinburgh as well as short flights to Benbecula.

DIRECTIONS

Travelling from Stornoway proceed along the A857 Barvas Moor Road. On arriving at Barvas follow the road round to the right. Continue on this road through Galson. Proceed along through Dell, Cross, Swainbost, Habost and into Lionel. Keep driving until you reach Port of Ness and Burnside situated opposite The Breakwater Cafe.

DESCRIPTION

Burnside is a well-presented three-bedroom property which offers excellent living accommodation over two floors. It is fully double glazed and the heating and hot water is via Air Source Heat pump. The property is well maintained and offers a superb family home or holiday home.

Burnside is normally accessed through the side door to an entrance porch which has shelving and coat hanging space. A half-glazed door opens to the spacious open plan kitchen dining area.

The kitchen has a good range of modern floor wall units in high gloss white with wood effect worksurface. There is a slimline Indesit dishwasher, a Zanussi oven and grill with ceramic hob and space for a fridge freezer.

The dining area has laminate flooring and has plenty of space for a large dining table. It has triple aspect windows from where to enjoy views over the garden to the sea.



From the kitchen area a door leads to a utility room which has space and plumbing for a washing machine and shelving offering extra storage. A door leads to a WC with a two-piece suite in white comprising WC and wash hand basin over a vanity unit.

From the kitchen a door takes you to the sitting room, which has a central feature of an inset multifuel stove sat on a slate hearth. An opening leads back to the dining area and a further door takes you to the hallway which has a door to the front garden and gives access to downstairs bedroom and bathroom.

Bedroom one is a double room with a window to the front overlooking the garden.

The bathroom has a three-piece suite in white comprising WC, wash hand basin and bath. There is a corner shower cubicle with wet wall panelling and electric shower.

Stairs lead from the hall to the first-floor landing which gives access to bedrooms two and three. Bedroom two is another double room which has a window to the front enjoying super views over to the beach. There is a built-in double wardrobe and fixed shelving with further storage underneath.

Bedroom three is a single room again with a window to the front enjoying the views to the beach.

EXTERNAL

The front garden is mainly laid to lawn and bounded with a wall and mature fuchsia bushes and a further lawned area to the side where a large summerhouse sits. There is a gravel parking area for two cars and a further shed.

NOTE

Planning and Building warrant is in place to install French doors at the location of existing back door and for the porch stud wall to be removed to open up sea views for a new lounge /dining area.

A local builder has been commissioned for this work (and could be taken on by new owner if wished). French doors have already been purchased from Ness Glaze and will be included in the sale.

SERVICES

Mains water, electricity, and drainage

COUNCIL TAX BAND B

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents.





Important Notice

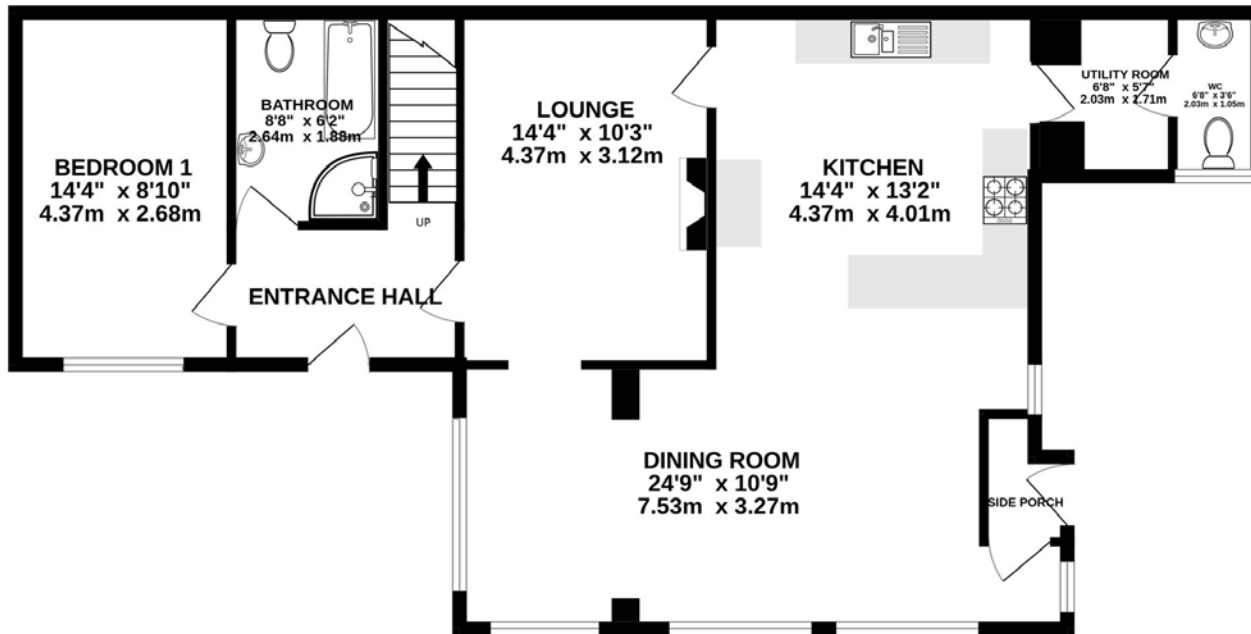
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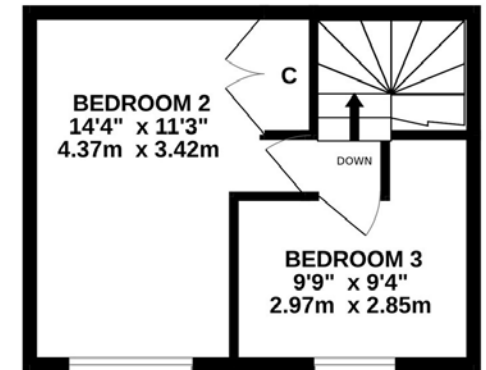




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 974sq.ft. (90.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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