



Dargavel  
39 Flesherin, Isle Of Lewis, HS2 0HE

Asking Price £139,950

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# Dargavel

## 39 Flesherin, Isle Of Lewis, HS2 0HE

SOLD Another One! (subject to contract) - Similar Properties required.

AMAZING RESULTS!™ Estate Agents are delighted to offer to the market this exceptional 3 or 4 bedroom Detached Family Home enjoying a superb setting on the edge of the village of Flesherin in the Point area on the Isle of Lewis.

This impressive Detached Cottage offers spacious, flexible family accommodation on two levels, with delightful, mature private gardens to all sides including large gravel driveway and boasting monobloc seating area and outbuildings including stable, tack room, feed store and hayshed.

Ready to move-into and with a great layout for growing family this home sits in a wonderful, elevated position with wonderful views over Flesherin and Broadbay

The flexible accommodation comprises a entrance porch, welcoming reception hall, lounge, with feature fireplace, dining/family room with multi-fuel stove, fitted kitchen, rear entrance vestibule, shower room, bathroom, 3 double bedrooms, study/dressingroom and office/playroom, presently utilised as 4th bedroom.

The property benefits from uPVC double glazing, oil central heating, LPG gas supply and the home has been recently insulated throughout.

The Tenancy of the adjacent allotment extending to approximately 1 acre is available subject to agreement through the Stornoway Trust.

Expect to be impressed! Viewing by appointment, please call Colin Jenkins to see this home today on 0845 301 2222.

### Situation

Dargavel Cottage is situated on the outskirts of the village of Flesherin in the Point area on the Isle of Lewis approximately five miles from the airport and some eight miles from the principal town of Stornoway. There are local amenities nearby including a local primary school and village shop with local café and a regular bus service into the main town of Stornoway. The main town of Stornoway boasts all town centre amenities nearby including shops, supermarkets, restaurants and bars, arts centre, education, healthcare, sports facilities, airport and transport links.

### Entrance Porch

Entered via UPVC/double glazed front door to bright entrance porch. Two double glazed windows to sides. Timber/glazed inner door leading to reception hall.

### Reception Hall

3m x 1.6m (9'10" x 5'2")

Welcoming reception hall with laminate flooring and doors to lounge, bedroom and bathroom. Coving.

### Lounge

3.86m x 3.62m (12'7" x 11'10")

Delightful main public room situated to front of property with large window formation enjoying fine views across own walled garden and surrounding countryside. The focal point of this main room boasts a feature coal effect electric fire and surround. Laminate floor. Radiator. Coving.

### Dining/Family Room

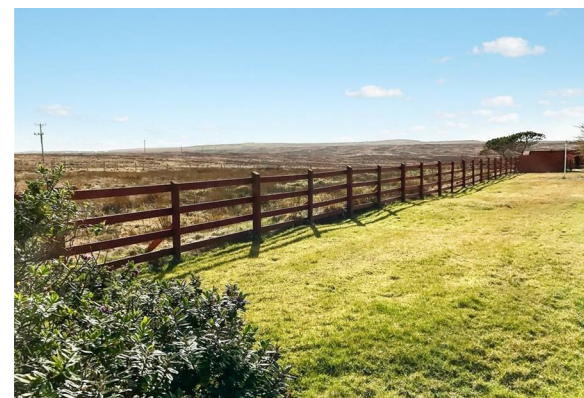
3.62m x 3.55m (11'10" x 11'7")

A particularly attractive room with flexible use as generous family dining room or TV/family room. Boasts a feature multi-fuel stove with facing brick surround. Large window formation to side with superb open views across own garden and adjacent land. Laminate floor. Radiator. Coving.

### Kitchen

3.22m x 3.13m (10'6" x 10'3")

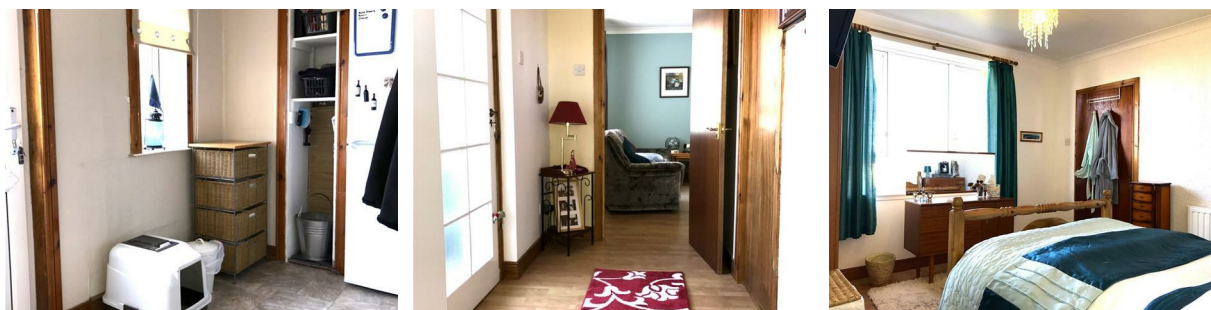
Attractive refitted family kitchen containing a range of floor standing and wall mounted storage units with ample worktop surfaces, inset stainless steel sink unit with single drainer and mixer tap. Partly tiled walls to worktop. Plumbing for a washing machine. Window to side overlooking own private rear garden monobloc area and with open views. Coving. Radiator.



Call 0845 301 2222 to view this property, or visit [www.amazing-results.co.uk](http://www.amazing-results.co.uk) for more details

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#### Utility Room/ Rear Entrance Vestibule

2.4m x 1.7m (7'10" x 5'6")

Conveniently located off Kitchen, this large rear entrance vestibule offers flexible use as a utility room, main entrance or excellent storage area with deep shelved cupboard and fridge/freezer recess. Window to side. Door to monocloc seating area and rear gardens.

#### Bedroom 1

3.84m x 3.58m (12'7" x 11'8")

Bright, spacious double bedroom situated to front of property overlooking own walled gardens. Laminate floor. Covings. Radiator.

#### Bathroom

2.98m x 2.24m (9'9" x 7'4")

Family bathroom comprising low level WC, pedestal wash hand basin, deep panelled bath with hand rails and walk-in shower with instant electric shower fitting.. Splashback tiling. Heated towel rail.

#### Inner hallway

Located within the heart of the property with carpeted stair rising to upper floor. Access to lounge family room and shower room.

#### Shower Room

Fitted shower room with suite of low level WC, pedestal wash hand basin and separate walk-in shower cubicle with mixer shower fitting. Window to side.

#### First Floor

Reached by carpeted stair rising from inner hallway leading to bright landing with ample space for small computer area. Double glazed velux window to side.

#### Bedroom 2

3.61m x 3.15m (11'10" x 10'4")

Spacious double bedroom situated to front of property overlooking own private gardens and with fine open aspects over Flesherin and Broadbay. Radiator. Access to dressingroom/study.

#### Dressingroom/Study

Overlooking own private garden to front, this useful room adjacent to main bedroom offers direct access to office or additional study. Deep built-in fitted wardrobe providing hanging/shelving space.

#### Office/Study/playroom

3.51m x 2.94m (11'6" x 9'7")

Presently utilised as 4th bedroom, another good-sized room offering potential as large office, study or as children's annexe/playroom. Radiator. Lovely views to front overlooking gardens and Flesherin.

#### Bedroom 3

3.67m x 3.53m (12'0" x 11'6")

Situated to rear of property, further well proportioned double bedroom enjoying wonderful open views across own gardens, adjacent land and countryside beyond. Radiator. Access to eaves.

#### External

Dargavel Cottage enjoys the benefit of generous gardens to front, side and rear, principally laid to grass and flowering borders. In front of the property there is a walled area of garden and a large gravel driveway for parking adjacent. To the south side of the property a large area of laid to grass with fenced boundary.

To the rear, a fully enclosed private garden which will delight all who view boasting further good-sized area of garden, including monobloc seating area and outbuildings including stable, tack room, feed store and hayshed.

Viewing is strictly by appointment through AMAZING RESULTS! on 0845 301 2222. **These property details** are set out as a general outline only and do not constitute any part of an Offer or Contract. **Any Services**, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. **All measurements, distances and areas** are approximate and for guidance only. **Energy performance:** A copy of the full Energy Performance Certificate is available upon request. **This material** is protected by the laws of copyright. The owner of the copyright is AMAZING RESULTS! Estate Agents.

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Call us from 8am – 8pm **0845 301 2222** Email: [sales@amazing-results.co.uk](mailto:sales@amazing-results.co.uk) **AMAZING RESULTS!** Conference House, 152 Morrison Street, Edinburgh, EH3 8EB

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