16 Upper Coll

Isle of Lewis | HS2 0LS

Offers Over £175,000

PROPERTY CENTRE

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16 Upper Coll

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16 Upper Coll is a traditional Hebridean croft house, with high ceilings and generous rooms, which has been renovated and modernised. Occupying a prime, elevated position within the peaceful village of Upper Coll, this stunning outlook captures magnificent coastal panoramas across Broadbay. With plenty of outdoor and indoor space, it offers potential to be a great family home. Upper Coll is less than 15 minutes drive from Stornoway and is in close proximity to many excellent local amenities that include a shop, post office, hair salon, garage, Churches, school, pharmacy and Back Recreation Club.

Key Features

- A three bedroom, 1.5 bathroom appealing Hebridean croft house - now decrofted
- A long history: constructed in 1927
- An elevated position in a peaceful village, boasting sweeping sea views over Broadbay.
- The house has been recently renovated with new bathroom, kitchen, heating, external boiler and windows
- High ceilings throughout, generously proportioned rooms
- A good sized garden, fully fenced with mature shrubs and trees
- A timber shed with slated roof
- Hard standing area with vehicular gate - could be developed to create further off road parking
- Fully double glazed; oil fired central heating.
- EPC - E

Entrance Porch 1.64m x 1.06m

There are steps up to the entrance porch. UPVC semiglazed front aspect door, with an attractive rose design etched in the glass. Two UPVC double glazed side aspect windows. Coat hooks. Laminate flooring. Walls and ceiling to paint. Semi glazed wooden door to inner hallway.

Inner Hallway 6.29m x 1.85m

Access to all downstairs rooms and staircase. Large double radiator. Under stair cupboard with lots of storage space and shelf. Loft hatch.

Bedroom One 3.71m x 4.30m

Ground level bedroom with stunning views of Broad Bay.Front and side aspect double glazed UPVC windows. Double radiator. Walls and ceiling to paper with coving. Fitted carpet.

Living Room 3.7m by 4.32m

Front aspect and side aspect, double glazed UPVC windows. With stunning views over Broadbay. Open fireplace with tiled hearth. Large double radiator. Walls and ceiling to paper with coving. Fitted carpet.

Back Porch 1.79m x 1.34m

Floor to combination of concrete and laminate flooring. Rear aspect, semi glazed UPVC door to back garden. Wall cupboards and shelving with coat hangers. Walls to V-lining, ceiling to paper.

Kitchen 3.12m x 3.88m

Side aspect UPVC double glazed window with stunning view across moorland to the war memorial in Stornoway. Fitted glossy finish wall and floor units. Integrated microwave oven and hob; stainless steel hood. Inset stainless steel double bowl sink and drainer. New appliances including washing machine and tumble dryer, integrated fridge freezer all included in the sale. Double radiator. Laminate floating. Walls and ceiling to wallpaper; tiled to splashback.

Bathroom 2.54m x 1 .49m

Side aspect frosted double glazed UPVC window. Three piece bathroom suite with a shower over the bath. Single radiator. Walls to wallpaper and respatex. Ceiling to paper. Tile effect laminate flooring.

Top Landing

Rear aspect small velux window. Loft hatch.

Bedroom Two 3.83m x 4.24m

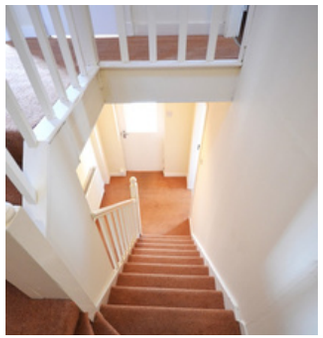
Front aspect, double glazed UPVC window with potential for window seat with a lovely view over Broadbay. Double radiator. Walls and ceiling to paper. Floor to carpet.

WC 1.29m x 1.86m

Two piece toilet suite. Front aspect velux window.

Bedroom Three 3.73m x 4.22m

Front aspect double glazed UPVC window with potential window seat and stunning views over Broadbay. Double radiator. Double fitted wardrobes and cupboards on one wall. Walls and ceiling to paper, floor to fitted carpet.



Exterior

The property sits high on the hill in Upper Coll with a splendid outlook over Broadbay and to Stornoway beyond. The front garden is laid to lawn with a path from the gate to the steps up to the front door. There are mature shrubs and trees around the perimeter of the garden. There is a hard standing area inside a vehicular access gate, which could provide secure off-road parking. There is existing off road parking beside the road. A large wooden shed-- which is very dry and in good condition - with a front aspect UPVC semi glazed door, currently houses the bins. Drying area to the rear. The oil tank is neatly secured in a timber container. A new oil fired boiler was recently installed; this also sits outside of the house.

GENERAL INFORMATION

Council Tax Band: C
EPC Rating: E
Local Authority: Comhairle nan Eilean Siar
Home Report: A copy is available on request
Viewing: Strictly by appointment

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The above details are believed to be correct but are not definite; they are simply intended to indicate the main features of the property. These details will not form any part of a contract.

Interested parties should satisfy themselves on all details. The availability of this list does not necessarily imply that any property is still available.

Company Registration No. 228241. Place of Registration: Scotland. Registered Office: 20 Francis Street, Stornoway, HS1 2NB.

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