

# 38 Upper Aird Point

ISLE OF LEWIS, HS2 0EX



*A BRILLIANT HOLIDAY LET OPPORTUNITY  
OR A FABULOUS FAMILY HOME*



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McEwan Fraser Legal is delighted to present this unique three bedroom extended detached home in the small peninsula of Point, on the stunning isle of Lewis.

The property has flexible accommodation and is set up as a three bedroom currently but could be adapted slightly differently if the need arises for holiday let purposes or for visiting family with sofa beds and multiple reception rooms.

In the main house, there are stunning wooden ceiling beams on the ground floor creating an authentic feature feel with also a brick fireplace in one of the lounges, which also houses an electric focal point fire. The 4-5 person seating area is a built-in feature and in the bedrooms the three beds all have additional storage underneath. There is a sofa bed in the 2nd lounge area which is also included in the sale. All rooms have been fitted with adequate storage cupboards and each room has been designed to utilise every inch of available space. Fittings and fixtures are included in the sale along with eight televisions, a three-piece suite with a matching armchair and two large dining tables.

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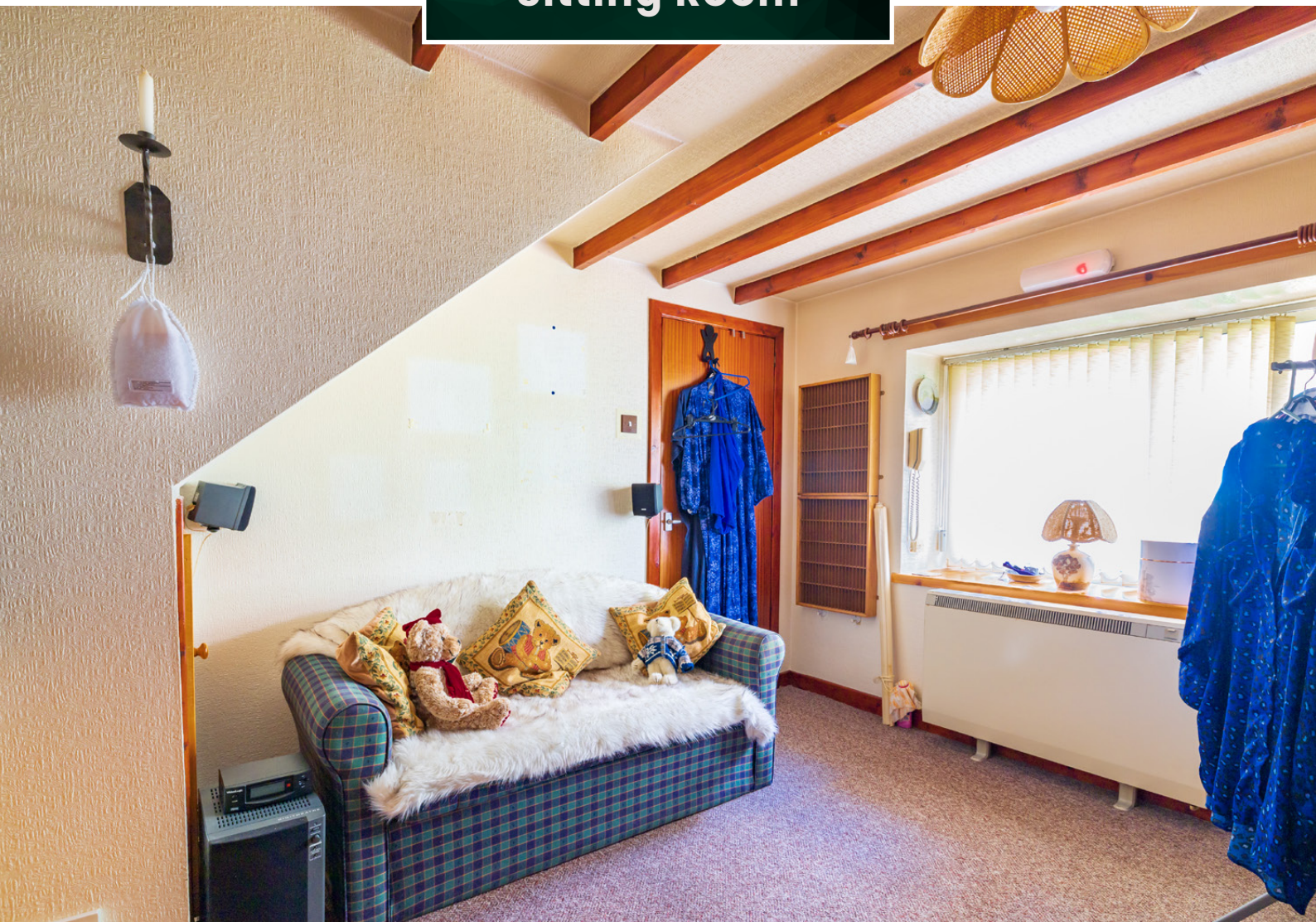
The Lounge



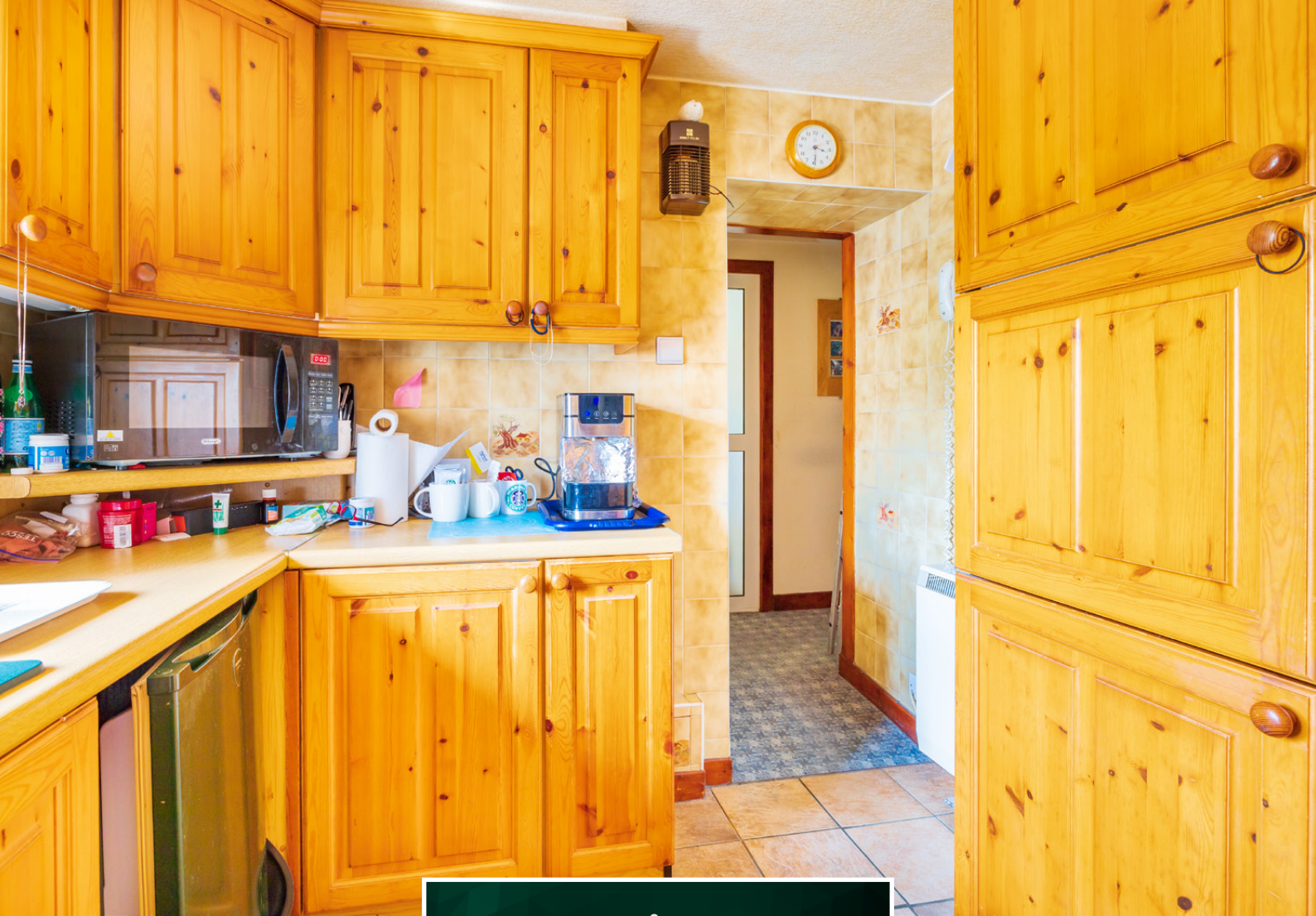




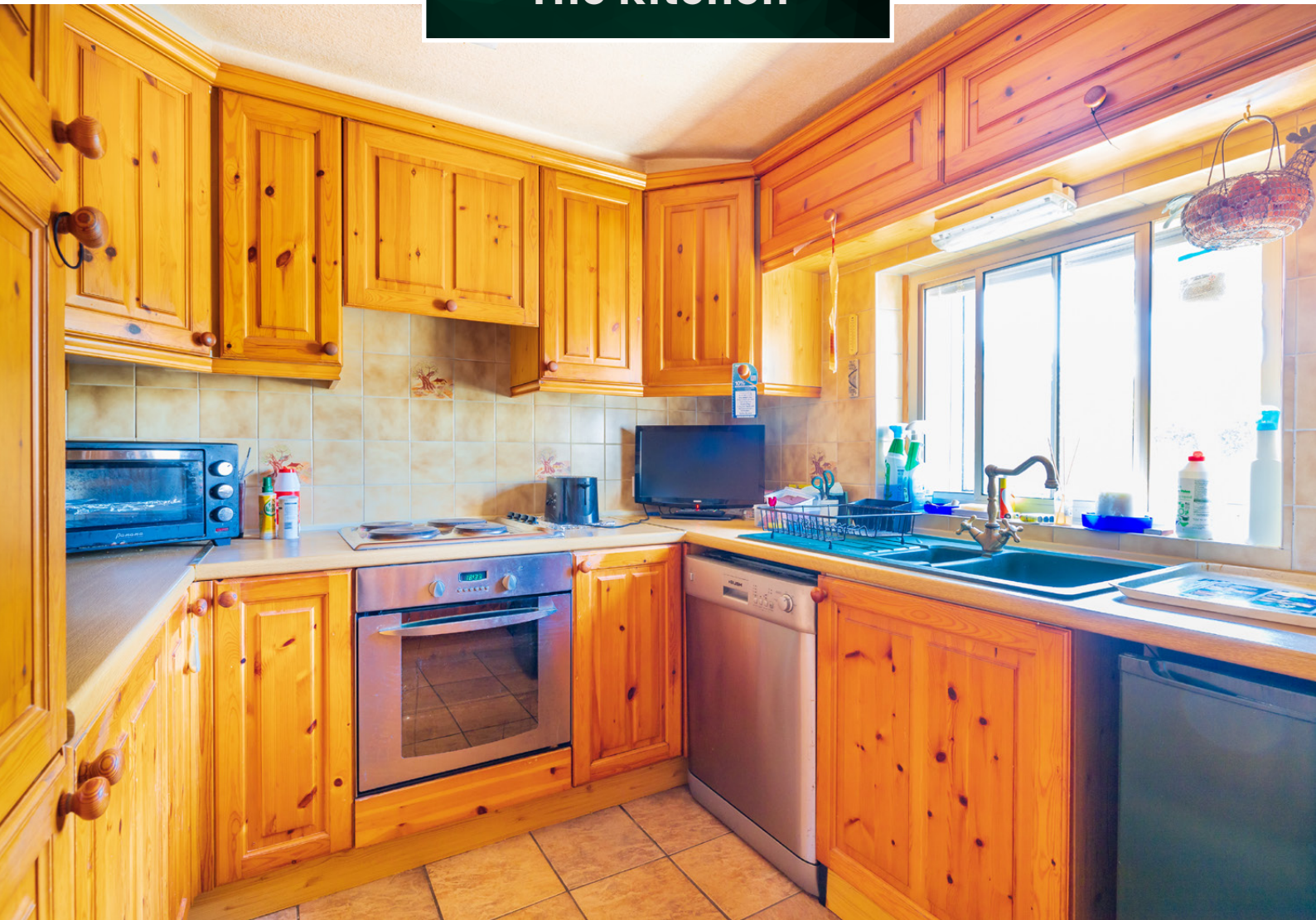
**Sitting Room**







**The Kitchen**







**Dining Room**







**Large Conservatory**



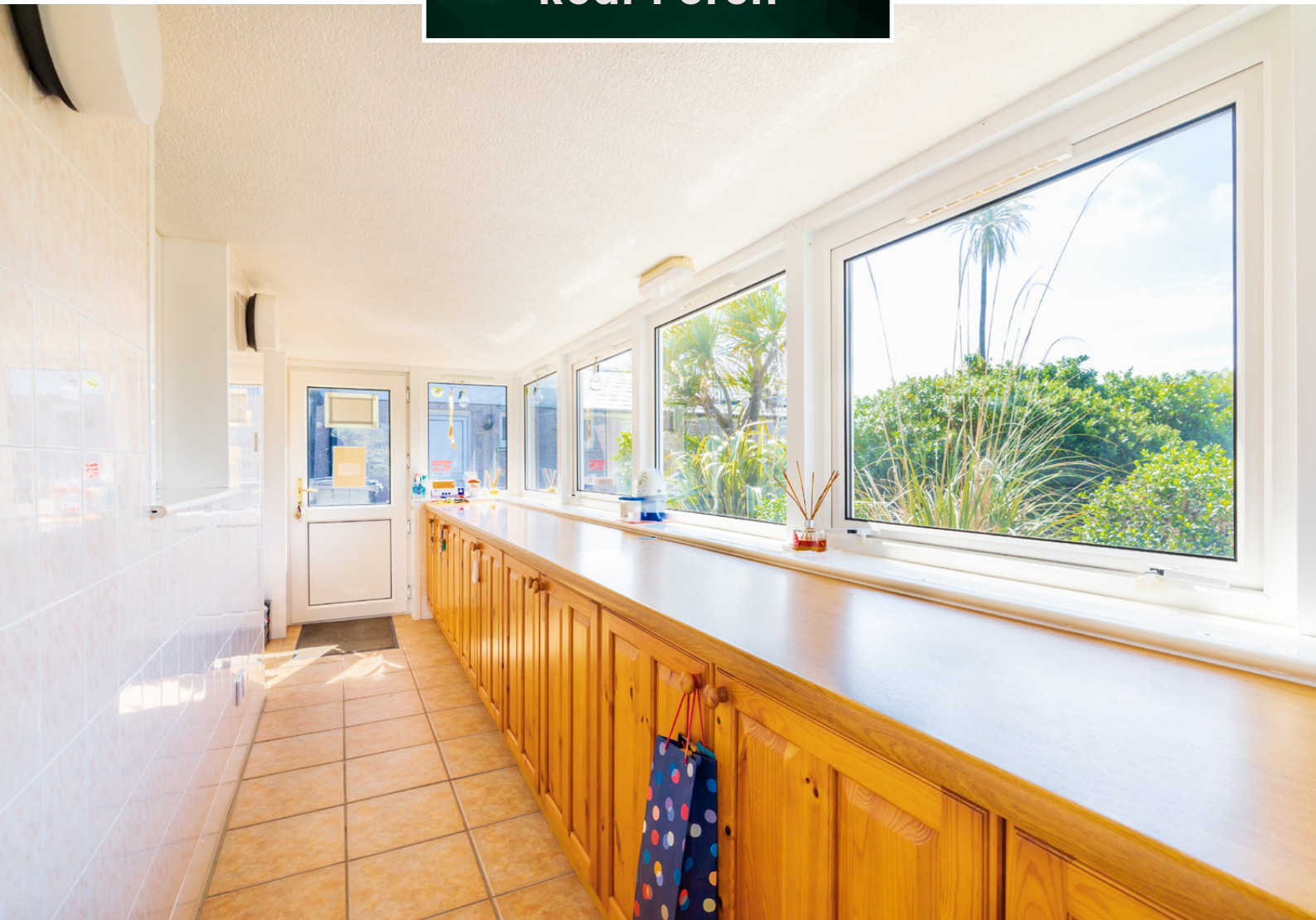








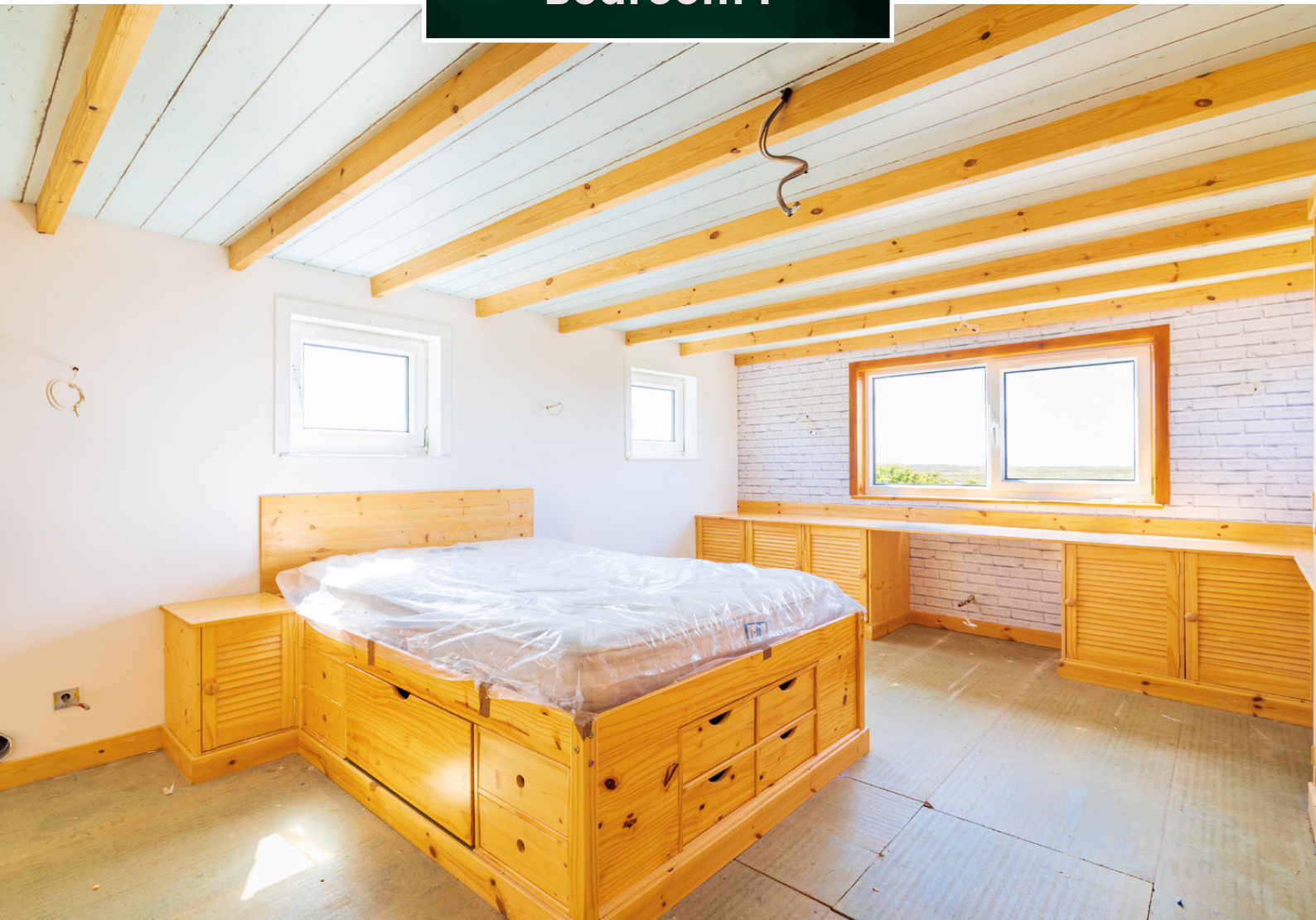
**Rear Porch**







**Bedroom 1**







## Bedroom 2 & 3







**Bedroom 4**











**Approximate Dimensions**

(Taken from the widest point)

Lounge	3.70m (12'2") x 3.30m (10'10")	Bedroom 4	3.20m (10'6") x 2.40m (7'10")
Sitting Room	3.70m (12'2") x 3.00m (9'10")	Large Conservatory	14.02m (46') x 2.80m (9'2")
Dining Room	3.19m (10'5") x 2.70m (8'10")	Rear Porch	5.70m (18'8") x 1.90m (6'3")
Kitchen	3.00m (9'10") x 2.50m (8'3")	Courtyard Room 1	6.70m (22') x 3.80m (12'5")
Utility	3.02m (9'11") x 2.30m (7'6")	Courtyard Room 2	8.40m (27'7") x 3.80m (12'5")
Bathroom	2.50m (8'3") x 2.10m (6'11")		
Bedroom 1	6.00m (19'8") x 6.00m (19'8")	Gross internal floor area (m <sup>2</sup> ): 212m <sup>2</sup>	
Bedroom 2	3.60m (11'10") x 2.70m (8'10")	EPC Rating: F	
Bedroom 3	3.30m (10'10") x 2.20m (7'2")		



The centrepiece of the property is a courtyard-style garden that is surrounded by the house and outbuildings, creating a Mediterranean-style feel with well-established plants and bushes, a built-in barbecue area, a prominent chess table and bench area with table all feature in this beautiful courtyard.



Off of the courtyard are two courtyard rooms, with huge future potential. Courtyard Room 1, would be suitable for a cinema, games room, and gym. Courtyard Room 2, could make a small self-contained studio apartment with private access to an additional driveway.











Lastly, there is also a double garage and a separate detached building with the potential for a one-bedroomed house (subject to planning), accessed privately with another driveway. This really is a one-of-a-kind, wonderful home that can lend itself to a few different set-ups, either a family home or a brilliant holiday letting potential with the huge tourism levels that Lewis offers.











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38 Upper Aird point is located in the small peninsula of Point, on the East coast of the Isle of Lewis. This is a quiet and very peaceful neighbourhood. Local amenities include school, community shop, churches and a regular bus service.

Within a short commute of Stornoway which is around 10 miles away, it offers a range of amenities and services, including shops, restaurants, hotels, and leisure facilities. The town's harbour is a hub for fishing and maritime activities, with fishing boats and ferries connecting Stornoway to other islands and the mainland.

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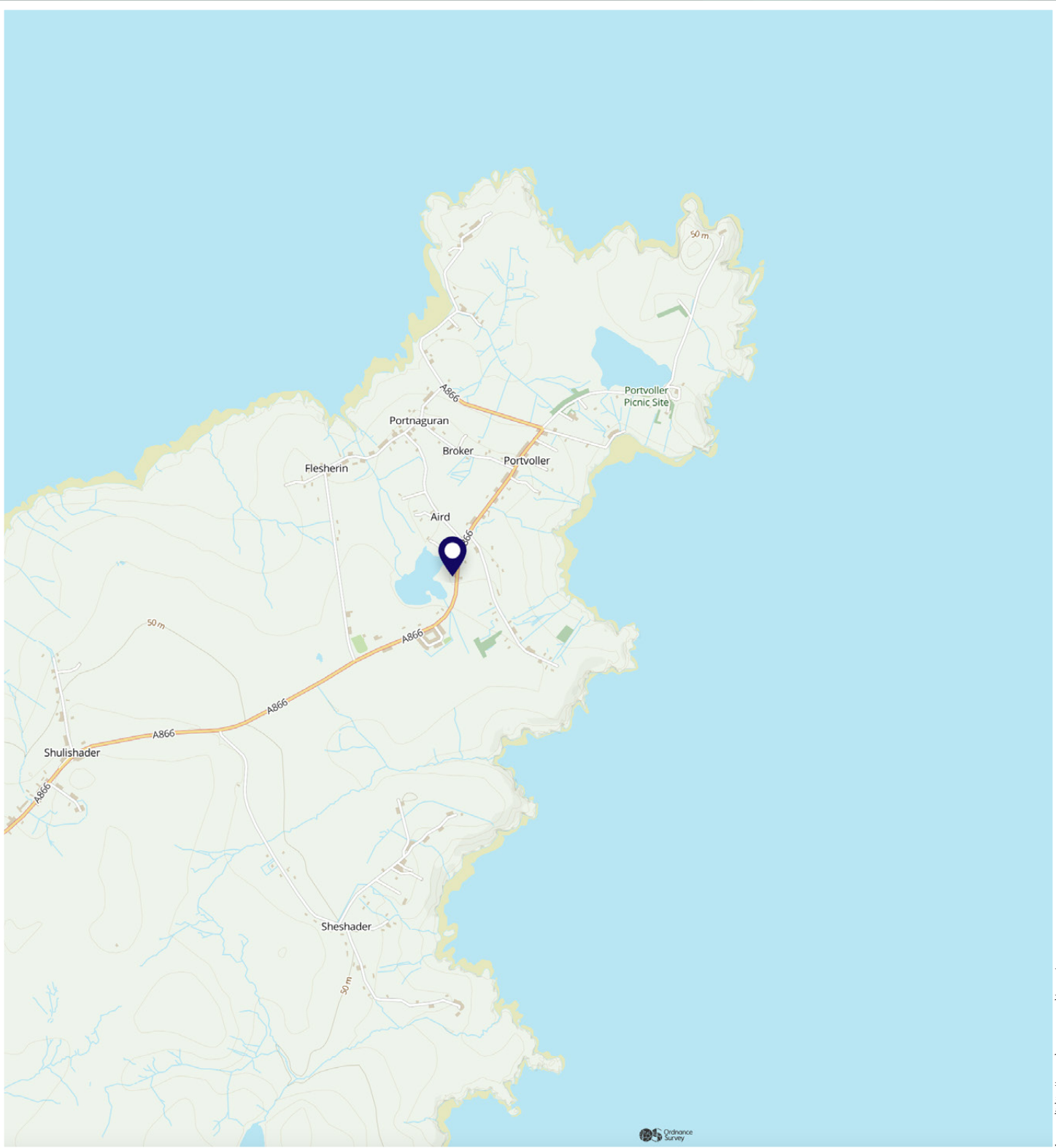


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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