



Ken MacDonald & Co
Solicitors & Estate Agents
Stornoway, Isle of Lewis

1 Graham Park, Ness, Isle of Lewis,
HS2 0ST

Offers Over £80,000





Kitchen



Description

We offer for sale this cosy semi-detached two bedroom bungalow in the popular rural area of Ness. Benefitting from electric storage heating and UPVC double glazing. The well proportioned property would make a great first time buy or buy to let investment. The size of the property provides an affordable renovation opportunity. Set within easily maintained garden grounds with detached garage for additional storage and features driveway for designated off-road parking. There are a range of local amenities in Ness including village shops, sports & recreational club and restaurant. There are also an array of beautiful sandy white beaches which are situated only a short drive from the property.

Directions

Travelling out of Stornoway town centre passing the Western Isles hospital follow the main road travelling north across the Barvas moor. At Barvas continue to follow the main road north passing through, Upper Barvas, Ballantrushal, Shader, Borge and Galson until you reach South Dell. Take the first turning to the left hand side after the sign for South Dell and then take a right turning into Graham Park. Number 1 is the first property on your right hand side.



Lounge

EPC BAND E



Bedroom 1



Bedroom 2



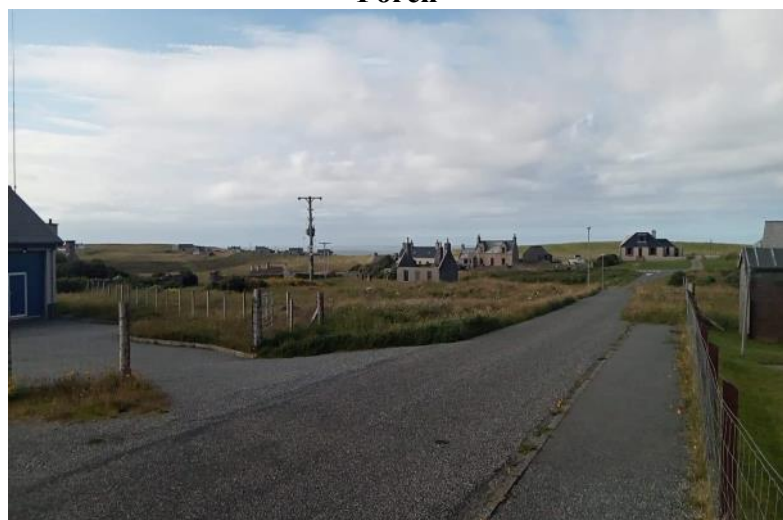
Shower room



Porch



Garden Grounds



View



Plan description

Porch

Fitted carpet. Half UPVC double glazed door.

Lounge **4.05m (13'3") x 3.90m (12'10")**

Fitted carpet. Fireplace housing an electric fire place. UPVC double glazed window. Two radiators.

Kitchen **3.33m (10'11") x 3.03m (9'11")**

Laminate flooring. Fitted wall and floor units. Space for white goods. One bowl stainless steel sink. UPVC double glazed window.

Bedroom 1 **3.84m (12'7") x 2.77m (9'1")**

Fitted carpet. UPVC double glazed window. Two radiators.

Shower Room **2.26m (7'5") x 1.41m (4'8")**

Laminate flooring. WHB. WC. Shower cubicle housing an electric shower. UPVC double glazed window. Radiator.

Porch **1.78m (5'10") x 1.78m (5'10")**

Vinyl flooring. Half glazed UPVC door.

Bedroom 2 **3.79m (12'5") x 2.41m (7'11")**

Fitted carpet. UPVC double glazed window. Two radiators.



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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