



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

**11 Flesherin, Point, Isle of Lewis,
HS2 OHE**

Offers over £155,000





Kitchen & Dining Area



Description

In a popular countryside location overlooking a stunning panoramic seaview we offer for sale this three bedroom detached dwellinghouse situated within large well maintained garden grounds to both the front and the rear. Benefitting from UPVC double glazed windows and storage heating throughout. Located in a quiet and popular village on a main bus route approximately 9 miles from Stornoway town centre the property is within a short distance of the local primary school.

Directions

Travel out of Stornoway town centre passing the Council offices, travel straight through at the roundabout following this road passing over the Braighe. Follow this road for approximately 7 miles and take the first turning on the left before Aird school signposted for Flesherin. Follow this road bearing right at the end and number 11 Flesherin is approximately the fifth house on your left hand side.



Lounge

EPC BAND E



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom



Conservatory



Porch



Exterior



Front Garden Grounds



View

Plan description

Front Porch 1.61m (5'4") x 1.03m (3'4")

Tile effect flooring. Half glazed door to exterior. Fifteen paned door to hallway.

Hallway 6.53m (21'5") x 1.03m (3'4")

Laminate flooring. Doors to lounge, bedroom 1, bedroom 2, bedroom 3, bathroom and kitchen. Storage cupboard. Storage heater.

Lounge 4.14m (13'7") x 3.33m (10'11")

Laminate flooring. Storage heater. Double doors to conservatory.

Conservatory 3.01m (9'10") x 2.52m (8'3")

Laminate flooring. Eight UPVC double glazed windows. UPVC door to exterior.

Bedroom 1 3.85m (12'7") x 3.28m (10'9")

Laminate flooring. UPVC double glazed window. Two storage cupboards. Panel heater.

Bedroom 2 3.28m (10'9") x 2.38m (7'10")

Laminate flooring. UPVC double glazed window. Built in storage cupboard. Storage heater.

Bedroom 3 3.28m (10'9") x 3.08m (10'1")

Laminate flooring. UPVC double glazed window. Two built in storage cupboards. Storage heater.

Bathroom 1.97m (6'6") x 1.74m (5'8")

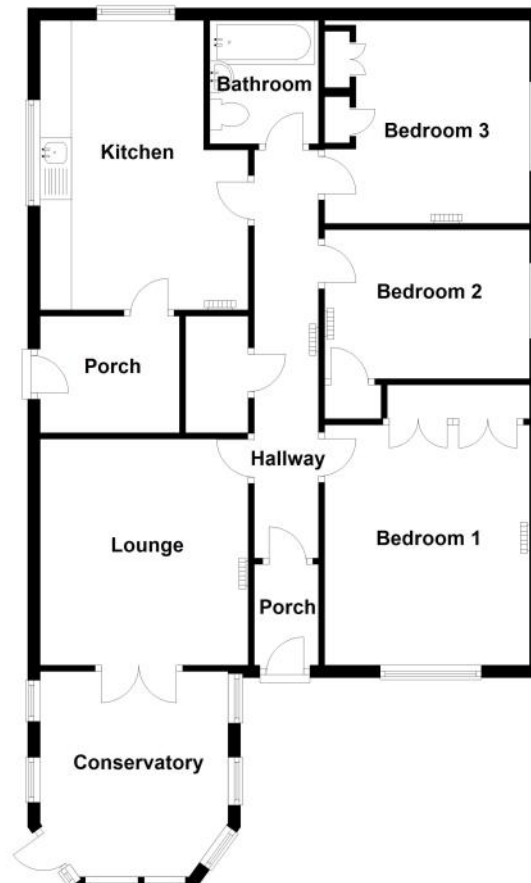
Vinyl flooring. Textured window. White three piece bathroom suite comprising of WC, WHB and bath housing electric shower.

Kitchen 4.63m (15'2") x 3.33m (10'11")

Laminate flooring. Two UPVC double glazed window allowing two aspects. Fitted floor units. One bowl stainless steel sink. Storage heater. Door to porch.

Porch 2.40m (7'9") x 1.24m (4'1")

Laminate flooring. Space for white goods. Door to exterior.





Prospective purchasers are advised to note formal interest with Ken Macdonald & Co as soon as possible after viewing in order that they may be informed of any closing date.

Property to Sell

We offer a friendly and professional service to assist you through a successful sale.

Property to Buy

Having seen a property you wish to purchase, we can guide you through the process to make it as stress free as possible.

Valuation Service

This service is free of charge and gives you the opportunity for an informal discussion on the marketing and sale of your property.

Legal Services

As well as residential and commercial conveyancing, we also offer a full range of legal services covering executries criminal and civil court, matrimonial matters, personal injury and crofting law.

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. NO PERSON IN THIS FIRMS EMPLOYMENT HAS THE AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY IN RESPECT OF THE PROPERTY.

Ken Macdonald & Co is a trading name of Ken Macdonald & Co Limited, a company registered in Scotland. Company Registration Number: SC434629 VAT No: 671154544 Registered Office address and list of Directors as above.

Ken Macdonald & Co
Solicitors & Estate Agents
Stornoway, Isle of Lewis, HS1 2DP
Tel 01851 704040 www.kenmacdonaldproperties.co.uk