



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

**2 Teachers House, South Shawbost,
Isle of Lewis, HS2 9BJ**

Offers Over £105,000



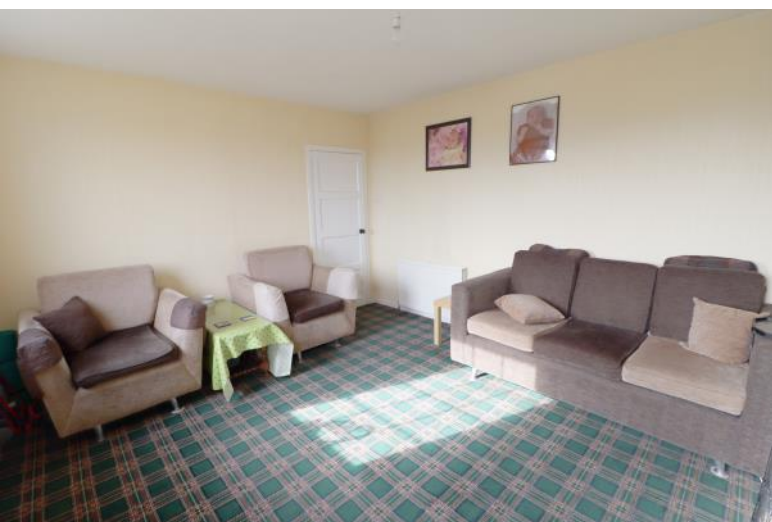


Kitchen



Description

Offered for sale in the quiet village setting of South Shawbost is this three bedroom semi-detached dwelling house. Benefitting from UPVC double glazing and oil fired central heating, further enhanced by a multi-fuel stove in the lounge. With well proportioned living accommodation, the property would make an ideal family home or first time buy. The bright and airy home boasts neutral décor throughout. Good sized garden grounds can be found to the rear of the property along with a shed large enough to store garden appliances. The property is within a short driving distance of the beautiful golden sandy beaches of Dalmore and Dalbeg, popular for surfing and camping. The village of South Shawbost is approximately 19 miles from Stornoway town centre where amenities include supermarkets, leisure centre, primary and secondary schools.



Directions

Travelling out of Stornoway town centre passing the Western Isles Hospital following the main roadway travelling North across the Barvas Moor for approximately 11 miles until you reach the village of Barvas. Take the first turning to your left after the filling station and travel for approximately 8 miles through the villages of Arnol, Bragar and North Shawbost across the bridge and past the primary school into South Shawbost. Continue along the roadway, 2 Teachers house is the second house to your right hand side after passing the crossroads.

EPC BAND D

Lounge



Bedroom 1



Bedroom 2



Bedroom 3



Shower room



Utility



Rear Aspect



Garden Grounds

Plan description

Porch 1.05m (3'5") x 1.05m (3'5")

Fitted carpet. ½ glazed UPVC exterior door. ½ glazed door to hallway.

Lounge 4.60m (15'1") x 3.65m (12')

Fitted carpet. Inset multi fuel stove set on tiled hearth with brick surround. Two UPVC double glazed windows overlooking front. Radiator.

Kitchen 3.54m (11'7") x 2.67m (8'9")

Laminate flooring. Fitted floor and wall units. One bowl stainless steel sink. Tiled to splashback. Space for dining table and chairs. Door to rear porch. UPVC double glazed window overlooking rear.

Rear porch/utility area

Space for white goods. Oil boiler. ½ glazed UPVC exterior door with side light to rear garden. UPVC double glazed window.

Bathroom 1.95m (6'5") x 1.68m (5'6")

Vinyl flooring. WHB. WC. Electric shower over bath with fitted glazed shower screen and wet wall lining. Auto fan. UPVC double glazed window. Radiator.

Bedroom 1 3.35m (11') x 2.43m (8')

Fitted carpet. Built-in wardrobe. UPVC double glazed window overlooking rear garden. Radiator.

Landing 4.79m (15'9") x 0.98m (3'3")

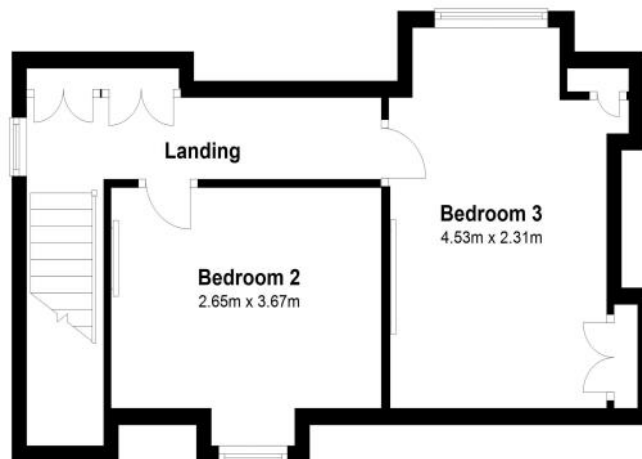
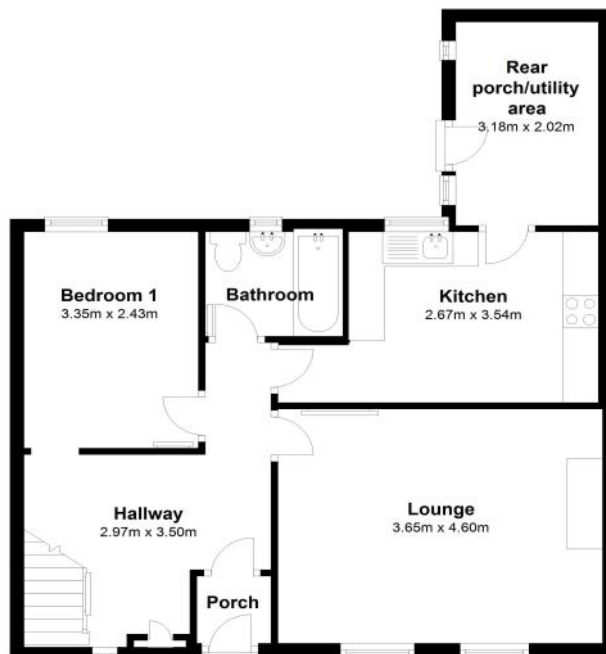
Fitted carpet. Door to bedrooms 2 & 3. Two built-in storage cupboards. Loft hatch. UPVC double glazed window.

Bedroom 2 3.67m (12') x 2.65m (8'8")

Fitted carpet. Partially coombed ceiling. UPVC double glazed window overlooking front. Radiator.

Bedroom 3 4.53m (14'10") x 2.31m (7'7")

Fitted carpet. Partially coombed ceiling. Two built-in storage cupboards, one housing water tank. UPVC window overlooking rear with ocean and loch views. Radiator.



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.