



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

**Lakefield, South Shawbost, Isle of
Lewis, HS2 9BJ**

Offers Over £125,000





Kitchen



Description

Situated in a prime countryside location, we offer for sale this pleasant four-bedroom bungalow. The property overlooks the rugged hillside landscape and Loch Grinneabhat creating a peaceful atmosphere. Benefitting from oil fired central heating and UPVC double glazing. Boasting modern kitchen fittings and well-proportioned living accommodation with plenty of built-in storage; the property would make an ideal forever home for a young family. Set within easily maintained garden grounds, the property occupies a quarter acre plot. The stunning sandy beaches of Dalmore and Dalbeg can be appreciated within a 10-minute drive and are some of the greatest on the island for watching the sunset. Located approximately 19 miles from Stornoway Town Centre where all your local amenities can be found such as supermarkets, restaurants, leisure centre and independent shops.



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 until you reach the crossroads. Turn left at the crossroads and Lakefield is the 2nd property on your left.

EPC BAND D



Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 4





Shower room



Garden Grounds & Outbuilding

Plan description

Kitchen 4.15m (13'7") max x 3.00m (9'10")
Laminate flooring. Fitted wall and floor units. Space for white goods. One bowl stainless steel sink. Large UPVC double glazed window. Half glazed UPVC double glazing.

Lounge 4.15m (13'7") x 4.01m (13'2")
Fitted carpet. Stone surround fireplace housing an electric fireplace. UPVC double glazed window. Radiator.

Hallway 4.11m (13'6") x 1.44m (4'9")

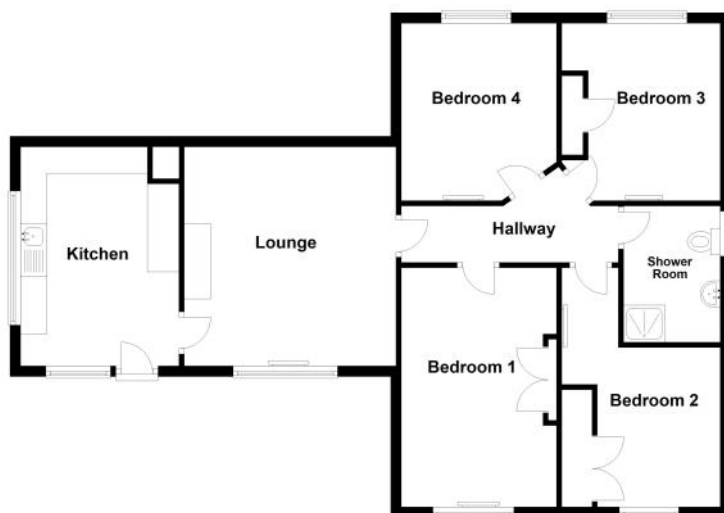
Bedroom 1 4.53m (14'10") x 2.94m (9'8")
Fitted carpet. Built in wardrobe storage space. UPVC double glazed window. Radiator.

Bedroom 2 3.00m (9'10") x 2.00m (6'7")
Fitted carpet. Built in wardrobe storage space. UPVC double glazed window. Radiator.

Shower Room 2.58m (8'6") x 1.83m (6')
Laminate flooring. WC. WHB. Shower cubicle housing an electric . UPVC double glazed window.

Bedroom 3 3.36m (11') x 2.93m (9'7")
Fitted carpet. Built in wardrobe storage space. UPVC double glazed window. Radiator.

Bedroom 4 3.31m (10'10") x 2.93m (9'7")
Fitted carpet. UPVC double glazed window. 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.

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