



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

**10 Perceval Road South, Stornoway,
Isle of Lewis, HS1 2TR**

Offers over £120,000





Kitchen/Dining Area



Description

In a prime location we offer for sale this bright and airy three bedroomed semi detached dwelling house. The property provides good sized living accommodation over two floors and benefits from timber framed single glazed windows and gas fired central heating. Whilst some modernisation of the fixtures and fittings may be beneficial the subjects are presented in good decorative order throughout. The property is located on the outskirts of Stornoway town in a convenient location with amenities including supermarkets, both primary and secondary schools, the hospital and other civic amenities only a few minutes walking distance.

Directions

Travelling out of Stornoway town centre passing the Co-op superstore turn to your right at the roundabout onto Perceval Road South. Number 10 is approximately the second property on the right hand side.



Bathroom

EPC BAND D



Bedroom 1



Bedroom 1 En Suite



Bedroom 2



Bedroom 3



Rear Aspect



Outbuilding



Front Garden Grounds



Rear Garden Grounds

Plan description

Entrance Hallway 2.34m (7'8") x 1.98m (6'4")

Fitted carpet. Doors to Kitchen and Lounge. Carpeted stair to first floor. Under stair storage cupboard. Radiator. UPVC glazed door to exterior.

Kitchen 3.90m (12'7") x 2.50m (8'3")

Vinyl flooring. Timber framed single glazed window. Fitted floor and wall units. One bowl stainless steel sink with side drainer. Plumbed for washing machine. Space for white goods. Radiator. UPVC door to exterior.

Lounge 4.67m (15'3") x 3.35m (10'9")

Fitted carpet. Large timber framed single glazed window. Feature fireplace suitable for electric fire insert. Radiator. Door to bedroom 1.

Bedroom 1 2.82m (9'3") x 2.43m (8')

Fitted carpet. Timber framed single glazed window. Fitted double wardrobe with mirrored sliding doors. Radiator. Sliding door to en-suite.

En-suite 2.74m (8'9") x 1.01m (3'3")

Vinyl flooring. White WC, WHB and walk-in shower cubicle. Extractor fan. Heated towel rail.

Landing 2.97m (9'9") x 1.08m (3'7")

Accessed via carpeted staircase with a single glazed window on the middle landing. Door to bathroom, bedroom 2 and bedroom 3. Loft access.

Bathroom 1.99m (6'5") x 1.85m (6'1")

Vinyl flooring. Opaque glazed window. Three piece bathroom suite comprising of WC, WHB and Bath housing electric shower. Radiator.

Bedroom 2 4.01m (13'2") x 3.90m (12'7")

Fitted carpet. Timber framed single glazed window. Fitted double wardrobe. Door to box room.

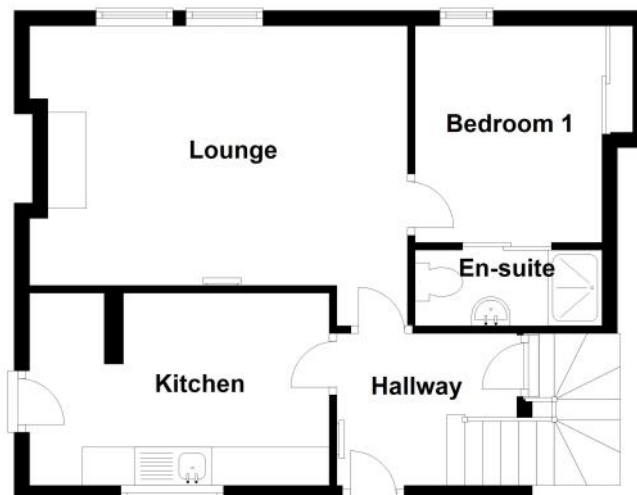
Box Room 2.19m (7'2") x 1.99m (6'6")

Fitted carpet.

Bedroom 3 3.93m (12'8") x 3.18m (10'4")

Fitted carpet. Timber framed single glazed window. Fitted double wardrobe. Radiator.

Ground Floor



First Floor



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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