



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

10 Ranish, Lochs, Isle of Lewis,
HS2 9NN

Offers over £145,000





Kitchen/Dining Room



Description

In an elevated location overlooking a beautiful sea loch view we offer for sale this detached five bedroom dwellinghouse. The traditional style property provides well proportioned living accommodation, benefiting from UPVC double glazing and oil fired central heating. The surrounding croft tenancy and outbuilding is available by separate negotiation. Situated approximately 10 miles from Stornoway town centre the property enjoys a peaceful setting in a quiet village location. With garden grounds to both the front and the rear it provides the perfect place for relaxing. Local amenities including healthcare, shop and primary school are available in the village of Leurbost which is approximately 5 miles away.

Sale of croft subject to Crofting Commission approval

Directions

Travelling out of Stornoway town centre passing the Co-op superstore take the first turning to your left hand side at the roundabout. Follow the roadway for approximately 5 miles and take the turning to your left hand side, signposted from Grimshader. Travelling along this roadway for approximately 3.5 miles, take the second turning to your left hand side, signposted for Ranish. Travelling through the village passing the old school to your left hand side follow the road bearing to your right and then take the first turning to your left. Travelling up the hill for approximately 1 mile until you reach the bus stop. At the bus stop follow the road bearing to your right hand side. Number 10 is the 4th house on the left hand side.

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Bathroom



Porch



Hallway



Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 4



Bedroom 5



Side Aspect



Front Garden Grounds



Rear Aspect and Garden



Rear Garden Grounds



View



Outbuilding



Croft

Plan description

Ground Floor

Hallway 4.85m (15'11") x 2.00m (6'7")

Laminate flooring. UPVC double glazed window. Doors to front exterior, lounge, kitchen, porch, bathroom, bedroom 1 and bedroom 2. Two storage cupboards. Stairs to first floor. Radiator.

Bedroom 1 3.56m (11'8") x 3.25m (10'8")

Fitted carpet. Two UPVC double glazed windows. Radiator.

Bathroom 2.38m (7'10") x 1.90m (6'3")

Vinyl flooring. Textured window. White three piece bathroom suite comprising of WC, WHB and Bath with shower. Radiator.

Bedroom 2 3.65m (12') x 3.47m (11'5")

Fitted carpet. UPVC double glazed window. Radiator.

Porch 2.38m (7'10") x 2.08m (6'10")

Vinyl flooring. UPVC double glazed window. Half glazed door to exterior. Worktop. Space for white goods. Storage cupboard.

Lounge 4.85m (15'11") x 3.67m (12'1")

Laminate flooring. Large UPVC double glazed window. Fireplace suitable for electric fire. Radiator.

Kitchen 4.85m (15'11") x 3.56m (11'8")

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

First Floor

Landing 1.64m (5'5") x 0.96m (3'2")

Fitted carpet. Velux window. Doors to bedroom 3, bedroom 4 and bedroom 4. Storage cupboard. Access to loft.

Bedroom 3 3.54m (11'7") x 3.46m (11'4")

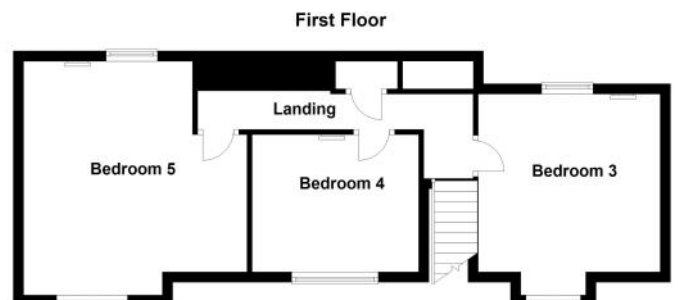
Fitted carpet. Two Velux windows. Radiator. Partially combed ceilings.

Bedroom 4 3.24m (10'7") x 2.67m (8'9")

Fitted carpet. Velux window. Radiator. Partially combed ceiling.

Bedroom 5 4.34m (14'3") x 3.84m (12'7")

Fitted carpet. Two Velux windows. Radiator. Partially combed ceiling.





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.

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