



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

**1B Tolsta Chaolais, Isle of Lewis,
HS2 9DW**

Offers over £120,000





Kitchen



Lounge



Utility

Description

This property we offer for sale is situated in one of the finest locations on the west of Lewis. Comprising of a traditional detached three-bedroomed house, generous gardens and additional amenity ground, the property enjoys magnificent views across East Loch Roag towards Great Bernera and the mountains of Harris and South Lewis. The dwelling-house benefits from UPVC double glazing throughout with heating provided by a dual system of electric storage heaters and an oil boiler. It is within close proximity to many of the islands archaeological, historical and cultural attractions such as the world famous Callanais Stones, The Gearannan Blackhouses and the Dùn Chàrlabhaigh Broch. Located approximately 19 miles from Stornoway town centre the nearby villages of Breasclete, Callanish and Carloway provide local amenities including primary school, community centre and healthcare.

Directions

Travelling out of Stornoway town centre passing the Co-op superstore take the first turning to your left handside and follow the roadway for approximately 7 miles until you reach the village of Leurbost and take the turning to your right hand side after the filling station. Travel for approximately 12 miles passing through the villages of Achmore, Lochganvich, Garynahine, Callanish and Breasclete. After the village of Breasclete take the first turning to your left hand side signposted for Tolsta Chaolais. Travel approximately 0.8 miles and take the first left, 1B Tolsta Chaolais is the second house on the left hand side.

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Bedroom 1



Bedroom 2



Hallway



Shower Room



Bedroom 3



Rear Aspect



Views South East

Plan description

Utility 2.76m (9'1") x 1.89m (6'2")

Vinyl flooring. Two UPVC double glazed windows. Fitted floor units. One bowl stainless steel sink. Built in storage cupboard. Door to exterior.

Kitchen 3.59m (11'9") x 3.59m (11'9")

Vinyl flooring. Two UPVC double glazed windows. Fitted floor and wall units. Built in storage cupboard. Space for white goods. Access to loft. Boiler. Radiator.

Lounge 4.38m (14'4") x 3.59m (11'9")

Fitted carpet. Two UPVC double glazed windows. Open fireplace with tiled hearth and surround. Door to kitchen and hallway. Door to built in storage cupboard.

Inner Hallway 2.73m (8'11") x 1.82m (6')

Vinyl flooring. Doors to bedroom 1, bedroom 2, lounge and hallway.

Bedroom 1 2.75m (9') x 2.73m (8'11")

Fitted carpet. UPVC double glazed window. Storage heater.

Bedroom 2 4.29m (14'1") x 3.23m (10'7")

Fitted carpet. UPVC double glazed window. Open fireplace with tiled hearth and surround. Storage heater.

Hallway 3.11m (10'2") x 1.69m (5'7")

Vinyl flooring. Half glazed door to exterior. Glazed door to inner hallway. Door utility area, shower room and bedroom 3.

Utility Area 2.67m (8'9") x 1.23m (4')

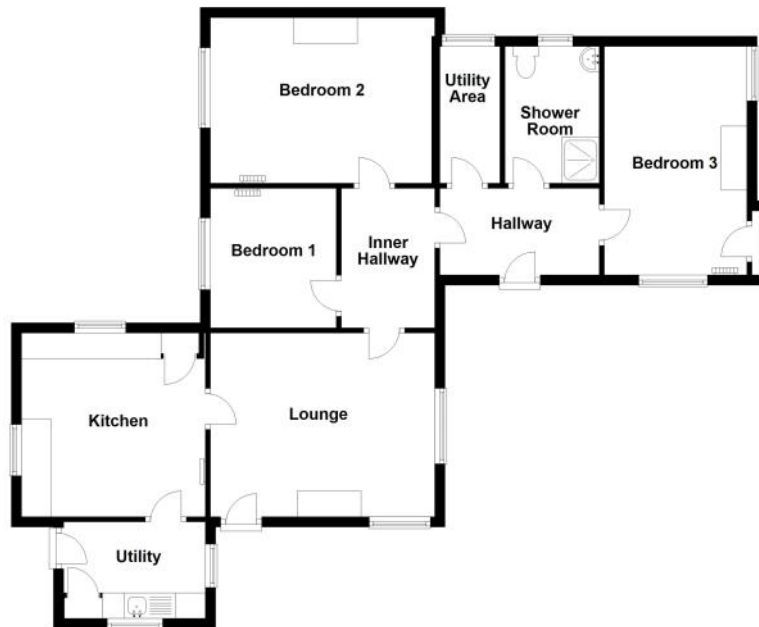
Vinyl flooring. UPVC double glazed window. Built in storage shelving. Fitted wall units and built in shelving.

Shower Room 2.29m (7'6") x 1.84m (6')

Fitted carpet. Textured window. WC and WHB. Shower cubicle housing electric shower. Fan heater.

Bedroom 3 4.14m (13'7") x 2.78m (9'1")

Fitted carpet. Two UPVC double glazed windows. Open fireplace with tiled hearth and surround. Built in storage cupboard. Storage heater.



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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