



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

**12 Coll, Isle of Lewis,
HS2 0JR**

Offers over £115,000





Kitchen



Dining Room



Lounge

Description

We offer for sale in a popular location this detached traditional style three bedroom dwellinghouse with large attached barn. Whilst modernisation of the fixtures and fittings is required the well proportioned property provides comfortable accommodation across two floors. Benefitting from UPVC double glazing and electric heating. The property is also set within good sized mature garden grounds to front making it an ideal family home. Close to sandy beaches, rugged coastlines, moorlands and a harbour the subjects enjoy a private and peaceful location whilst being conveniently situated approximately 5 miles from Stornoway town. There are a range of local amenities including, shop, post office, filling station, hair salon and primary school within close proximity.

Directions

Travelling out of Stornoway town centre passing the Western Isles Hospital take the second turning to your right hand side after the Laxdale School. Travelling for approximately 3 miles passing Coll beach and the Football & Recreational Club. Then take the first turning to your right hand side signposted for Inner Coll. Travel along this road and number 12 is the second house at the end before the road splits.

EPC BAND



Bedroom 1



Bedroom 2



Bedroom 3



Garden Grounds



Rear Aspect

Plan description

Ground Floor

Porch 2.12m (6'11") x 1.18m (3'10")

Fitted carpet. Four timber framed double glazed windows. Door to hallway. Door to exterior.

Hallway 1.84m (6') x 1.44m (4'9")

Fitted carpet. Doors to bedroom 1, lounge and inner hallway. Stairs to first floor. Under stair storage cupboard. Radiator,

Bedroom 1 4.06m (13'4") x 3.43m (11'3")

Fitted carpet. UPVC double glazed window. Electric radiator.

Lounge 4.06m (13'4") x 3.59m (11'9")

Fitted carpet. UPVC double glazed window. Fireplace with tiled hearth and surround suitable for electric fire. Door to dining room. Radiator.

Dining Room 4.06m (13'4") x 2.67m (8'9")

Fitted carpet. UPVC double glazed window. Storage space. Radiator.

Inner Hallway 2.12m (6'11") x 1.22m (4')

Vinyl flooring. Doors to porch and shower room and kitchen.

Rear Porch 1.20m (3'11") x 0.85m (2'9")

Vinyl flooring. Built in storage cupboard. Door to exterior.

Shower Room 2.00m (6'7") x 1.73m (5'8")

Vinyl flooring. Textured window. White WC & WHB. Shower cubicle with electric shower.

Kitchen 3.59m (11'9") x 3.02m (9'11")

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

First Floor

Landing 1.72m (5'8") x 0.77m (2'6")

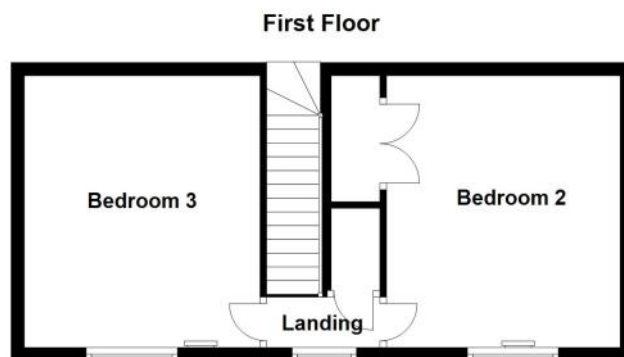
Fitted carpet. Doors to bedroom 2 and bedroom 3. Storage cupboard.

Bedroom 2 4.13m (13'7") x 3.55m (11'8")

Fitted carpet. UPVC double glazed window. Built in storage space. Radiator. Partially combed ceiling.

Bedroom 3 4.13m (13'7") x 3.58m (11'9")

Fitted carpet. UPVC double glazed window. Radiator. Partially combed ceilings.



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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