



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

**12 North Tolsta, Isle of Lewis,**  
**HS2 0NW**

**Offers over £112,000**





**Kitchen**



**Lounge**



**Shower Room**

***Description***

We present to the market this four bedroom detached dwelling house in a quiet village location. The well appointed property offers good sized living accommodation over two floors and benefits from electric storage heating and UPVC double glazed windows. Although the property could benefit from some modernisation it is neutrally decorated throughout giving the purchaser the opportunity to make it their own. Located approximately 14 miles from Stornoway town centre the property enjoys a peaceful location with the local post office and shop all within a brief walking distance. The village of Tolsta lies on the east coast of Lewis boasting some of the islands most stunning white sandy shorelines, one of which is also within a short walking distance of the subjects whilst some others are within a few minutes drive.

***Directions***

Travelling out of Stornoway town centre passing the Western Isles Hospital take the second turning to your right hand side after Laxdale School. Follow the roadway for approximately 12 miles passing through the villages of Tong, Back & Gress until you reach the village of Tolsta. Travel approximately 2 miles until you reach the two churches and take a right. Number 12 is approximately 9th house on the right hand side.

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**Bedroom 1**



**Bedroom 2**



**Bedroom 3**



**Bedroom 4**



**Hallway**



**Porch**

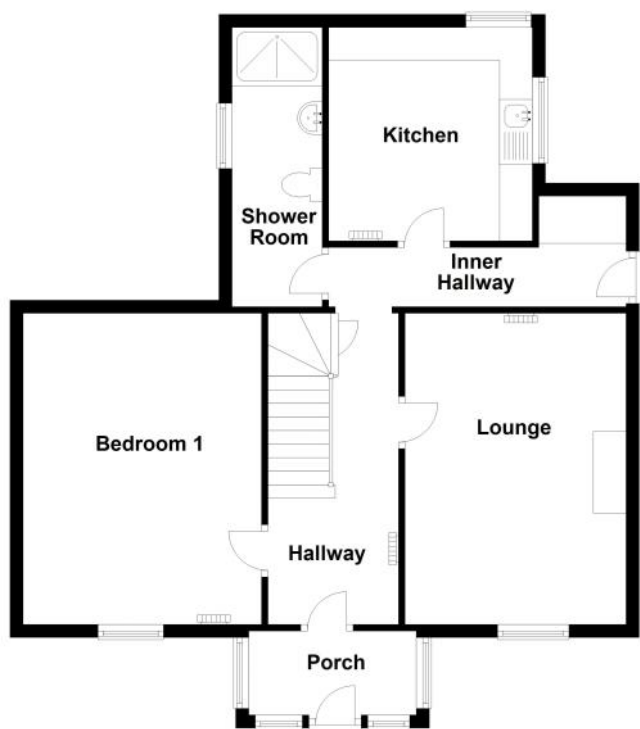


**Garden Grounds**



**Rear Aspect**

**Ground Floor**



**First Floor**



## Plan description

### Ground Floor

**Porch**                      **2.56m (8'5") x 1.29m (4'3")**

Tiled flooring. Four UPVC double glazed window. Half glazed door to exterior. Fifteen paned door to hallway.

**Hallway**                      **4.77m (15'8") x 2.00m (6'7")**

Laminate flooring. Doors to bedroom 1 and lounge. Opening to inner hallway. Stairs to first floor. Under stair storage cupboard. Storage heater.

**Bedroom 1**                      **4.22m (13'10") x 3.65m (12')**

Laminate flooring. UPVC double glazed window. Storage heater.

**Lounge**                      **4.23m (13'11") x 3.38m (11'1")**

Laminate flooring. UPVC double glazed window. Fireplace with tiled heart and wooden surround suitable for electric fire. Storage heater.

**Inner Hallway**                      **4.55m (14'11") x 0.91m (3')**

Tiled flooring. Doors to shower room, kitchen exterior. Space for white goods.

**Shower Room**                      **4.28m (14') x 1.38m (4'6")**

Wet room flooring. Textured window. WC & WHB. Electric Shower.

**Kitchen**                      **3.27m (10'9") x 3.11m (10'3")**

Laminate flooring. Two UPVC double glazed window. Fitted floor and wall units. One bowl stainless steel sink. Storage heater.

### First Floor

**Landing**                      **2.00m (6'7") x 1.85m (6'1")**

Fitted carpet. Velux window. Steps down to half landing and door to bedroom 2. Doors to bedroom 3 & 4. Storage heater. Loft access.

**Bedroom 2**                      **3.56m (11'8") x 3.44m (11'3")**

Fitted carpet. Velux window. Storage heater. Two built in cupboards. Partially combed ceiling.

**Bedroom 3**                      **4.17m (13'8") x 3.35m (11')**

Fitted carpet. UPVC double glazed window. Storage heater. Partially combed ceiling.

**Bedroom 4**                      **4.19m (13'9") x 3.66m (12')**

Fitted carpet. UPVC double glazed window. Storage heater. 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**

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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.

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