



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

**18 Lister Place, Stornoway,  
Isle of Lewis, HS1 2NE**

**Offers over £140,000**





### *Description*

In a sought after residential location in the suburbs of Stornoway we offer for sale this semi-detached two bedroomed bungalow. The well appointed property offers comfortable living accommodation over one floor and is presented to the market in good decorative order throughout. Benefiting from UPVC double glazing and night storage heating. The property is set within easily maintained garden grounds to both the front and the rear and benefits from an off road parking space. Situated in a residential cul-de-sac the property the enjoys a peaceful location whilst having the convenience of the amenities of Stornoway town centre, primary school and secondary schools, sport facilities and transport links which are all within walking distance of the subjects.

### *Directions*

Travelling along Matheson Road turn onto Goathill Road at the traffic light. Following the roadway take the third turning to your right hand side into Lister Place, then take another right and number 18 is the first property on the right hand side.

*EPC BAND E*



**Bedroom 1**



**Bedroom 2**



**Bathroom**



**Hallway**



**Garden Grounds**

*Plan description*

**Porch** 2.13m (7') x 1.75m (5'9")  
Tile effect flooring. UPVC double glazed windows. Door to exterior. Door to hallway. Storage heater.

**Hallway** 5.41m (17'9") x 0.90m (2'11")  
Laminate flooring. Doors to lounge, kitchen, bathroom, bedroom 1, bedroom 2 and storage cupboard. Storage heater.

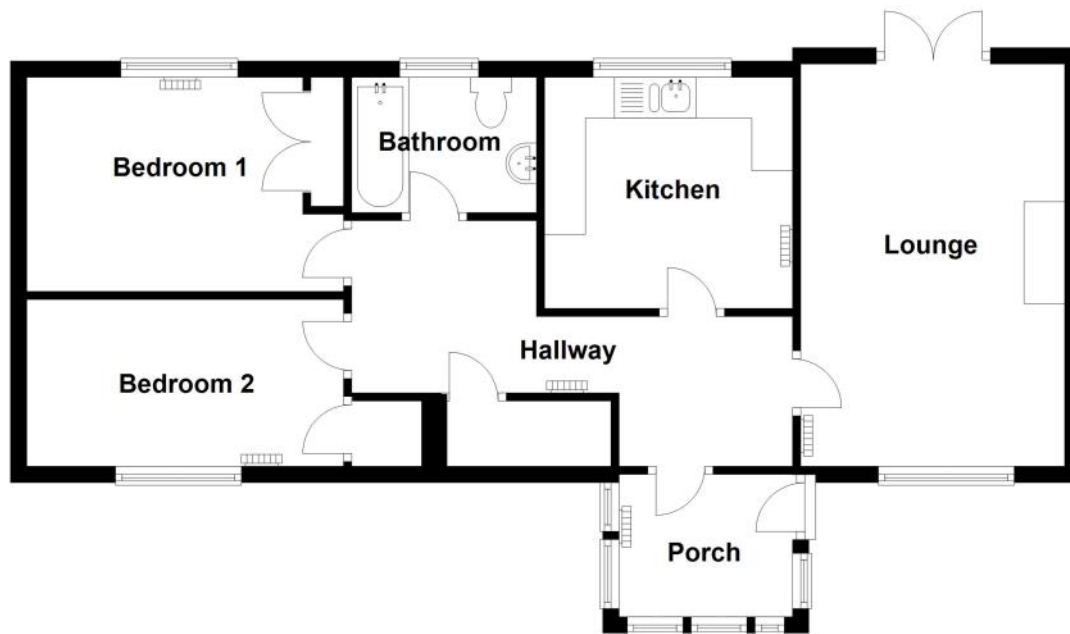
**Lounge** 4.94m (16'3") x 3.24m (10'8")  
Wooden flooring. UPVC double glazed window. Double doors to exterior. Fireplace with marble effect hearth and wooden surround suitable for electric fire. Storage heater.

**Kitchen** 2.89m (9'5") x 2.95m (9'7")  
Vinyl flooring. UPVC double glazed window. Fitted floor and wall units. One and a half bowl sink. Space for white goods. Storage heater.

**Bathroom** 2.27m (7'5") x 1.66m (5'5")  
Tiled flooring. Textured UPVC double glazed window. White three piece bathroom suite comprising of WC, WHB and Bath housing electric shower.

**Bedroom 1** 3.89m (12'9") x 2.63m (8'8")  
Laminate flooring. UPVC double glazed window. Built in wardrobe. Storage heater.

**Bedroom 2** 3.89m (12'9") x 2.05m (6'9")  
Laminate flooring. UPVC double glazed window. Built in wardrobe. 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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