



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

19 Crossbost, Lochs,
Isle of Lewis, HS2 9NP
Offers over £155,000





Kitchen

Description

We present to the market this traditional four bedroomed detached dwelling house in a peaceful village setting. There is a large parking area to the side of the house, a spacious outbuilding and landscaped garden with stunning views of Loch Leurbost and out to the Minch. The property provides spacious living accommodation over two floors and benefits from an oil fired range cooker which supply the radiators and UPVC double glazing. Crossbost is a popular traditional crofting township approximately 11 miles from Stornoway town centre. With easy access to the main amenities of Stornoway local amenities include shop, filling station, primary school and doctors surgery providing the ideal location for a family home.

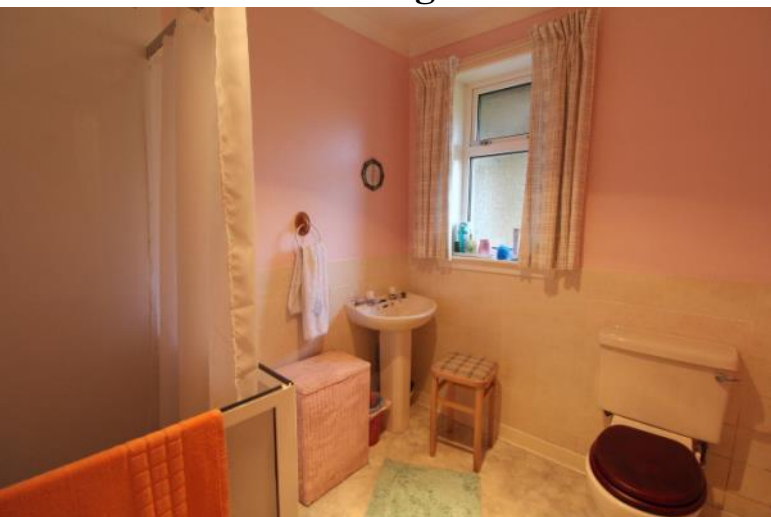


Lounge

Sale of Croft Tenancy is available under separate negotiation and is subject to crofting commission approval.

Directions

Travelling out of Stornoway town centre passing the Co-op superstore take the first exit to your left hand side at the roundabout. Follow the roadway for approximately 7 miles until you reach the village of Leurbost. Take the first turning to your left hand side after the filling station and follow through the village bearing to the left into Crossbost. Travel approximately 0.6 miles and number 19 is the fifth house on the left hand side after the turning to Ranish.



Shower Room

EPC BAND F



Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 4



Bathroom



Rear Aspect



Outbuilding



Garden Grounds

Plan description

Porch 1.20m (3'11") x 0.91m (3')
Vinyl flooring. Half glazed door to exterior. Door to hallway.

Hallway 2.00m (6'7") x 1.20m (3'11")
Fitted carpet. Half glazed door to kitchen, utility and lounge area. Doors to lounge, cupboard, shower room, bedroom 1 and bedroom 2. Stairs to first floor. Radiator.

Lounge 4.79m (15'8") x 3.55m (11'8")
Fitted carpet. Two UPVC double glazed windows allowing two aspects. Open fireplace with tiled hearth and brick surround.

Shower Room 2.37m (7'9") x 1.94m (6'4")
Vinyl flooring. Textured window. Coloured WC and WHB. Shower cubicle housing electric shower. Radiator.

Bedroom 1 3.64m (11'11") x 3.30m (10'10")
Fitted carpet. Two UPVC double glazed windows allowing two aspects. Radiator.

Lounge Area 3.72m (12'2") x 3.55m (11'8")
Fitted carpet. UPVC double glazed window. Fireplace with tiled hearth. Space for gas fire. Radiator.

Bedroom 2 3.55m (11'8") x 2.45m (8')
(Currently utilised as a study)
Fitted carpet. UPVC double glazed window. Radiator.

Utility 2.88m (9'6") x 2.08m (6'10")
Vinyl flooring. UPVC double glazed window. Half glazed door to exterior. Space for white goods. Built in storage cupboard.

Kitchen 4.74m (15'7") x 3.64m (11'11")
Vinyl flooring. Two UPVC windows allowing two aspects. Fitted floor and wall units. One bowl stainless steel sink. Space for white goods.

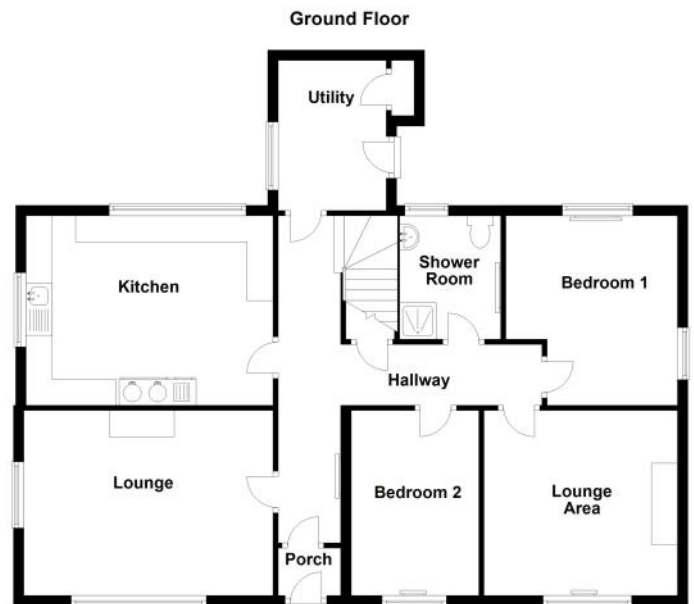
First Floor

Landing 3.62m (11'10") x 1.17m (3'10")
Fitted carpet, Doors to bedroom 3, 4 and bathroom. Three built in storage cupboards.

Bedroom 3 4.75m (15'7") x 4.63m (15'2")
Fitted carpet. Two UPVC double glazed windows allowing two aspects. Two built in wardrobes. Radiator. Access to eves storage space.

Bathroom 3.52m (11'7") x 2.03m (6'8")
Vinyl flooring. Textured window. Three piece bathroom suite comprising of WC, WHB and bath housing electric shower. Tiled walls. Radiator,.

Bedroom 4 4.57m (15') x 3.74m (12'3")
Fitted carpet, 2 UPVC windows allowing two aspects. Built in storage cupboard housing hot water tank . Access to eves storage space.



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.
Ken MacDonald & Co is a trading name of Ken MacDonald & Co Limited, a company registered in Scotland. Company Registration Number: SC434629 VAT No: 671154544 Registered Office address and list of Directors as above.