



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

**19 Morrison Avenue, Stornoway,  
Isle of Lewis, HS1 2HQ**

**Offers over £85,000**





## Kitchen



### *Description*

In a residential location of Stornoway we offer for sale this first floor one bedroom flat. Whilst some modernisation of the fixtures and fittings may be beneficial the subjects are presented in good decorative order. The property is neutrally decorated throughout giving the purchaser the opportunity to put their own stamp on it. Benefitting from UPVC double glazing and gas fired central heating. The property is situated on the outskirts of the town centre with the local primary & secondary school, healthcare, supermarket and sports facilities within a few minutes walking distance.

### *Directions*

Travelling out of Stornoway town centre passing the Co-op superstore, take the first turning to your right hand side onto Portrona Drive then take the first left onto Queensland Road and proceed onto Morrison Avenue. Number 19 is the second property on the right hand side. The flat is accessed by the second door.

*EPC BAND D*



## Lounge



**Bedroom 1**



**Bathroom**



### Plan description

#### Ground Floor

**Landing**                      **3.57m (11'9") x 0.92m (3')**

Fitted carpet. UPVC double glazed window. Doors to bedroom, lounge and shower room. Two built in storage cupboards. Radiator,

**Lounge**                         **4.29m (14'1") x 3.72m (12'2")**

Fitted carpet. UPVC double glazed window. Built in storage cupboard. Tiled fireplace suitable for gas fire. Door to kitchen. Radiator.

**Kitchen**                        **2.47m (8'1") x 2.00m (6'7")**

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

**Bedroom 1**                    **4.43m (14'6") x 3.58m (11'9")**

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

**Bathroom**                    **2.85m (9'4") x 1.69m (5'6")**

Laminate flooring. Textured window. White WC, WHB and Bath. Radiator.



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**

We offer a friendly and professional service to assist you through a successful sale.

### **Property to Buy**

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.

### **Legal Services**

As well as residential and commercial conveyancing, we also offer a full range of legal services covering executries criminal and civil court, matrimonial matters, personal injury and crofting law.

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.

***Ken Macdonald & Co***  
***Solicitors & Estate Agents***  
***Stornoway, Isle of Lewis, HS1 2DP***  
***Tel 01851 704040***  
***www.kenmacdonaldproperties.co.uk***