



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

**1A Aignish, Point, Isle of Lewis,
HS2 0PB**

Offers over £150,000





Kitchen/Dining Room



Description

We offer for sale this substantial detached four bedroom dwellinghouse with integral garage situated in quiet village location. The property provides spacious living accommodation over two floors therefore would make an excellent family home. Benefiting from UPVC double glazing and oil fired central heating throughout. Set within easily maintained garden grounds to both the front and the drive and a driveway providing ample off road parking. Situated approximately 4 miles from the amenities of Stornoway town centre this popular location for a family home enjoys a peaceful countryside setting with access to nearby beaches only a few minutes drive away. The village shop is within a brief walking distance and the primary school is approximately 2½ miles away.

Directions

Travelling out of Stornoway town centre passing the council offices travel along Sandwick Road, through the village of Sandwick passing the airport and across the Braighe. Take the first turning to the left hand side signposted for Aignish and number 1A is the first property on the left hand side.

EPC BAND E





Lounge



Bathroom



Bedroom 1



Bedroom 2



Bedroom 3



En-Suite WC



Shower Room





Sun Room

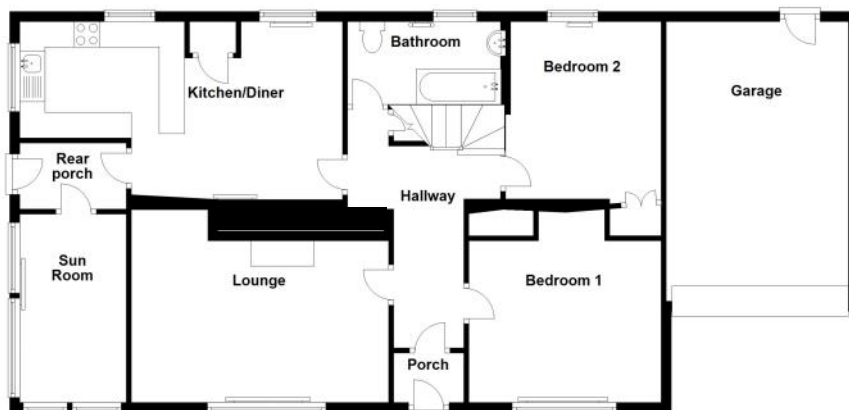


Rear Aspect & Garden Grounds



Front Garden Grounds & View

Ground Floor



First Floor



Plan description

Ground Floor

Porch 1.39m (4'7") x 0.98m (3'3")

Tile effect flooring. Half glazed UPVC door to front exterior. V-lining half way up walls. Door to hallway. Glazed textured glass panels looking into hallway.

Hallway 2.75m (9') x 2.00m (6'7")

Fitted carpet. Doors to lounge, bathroom, kitchen/diner, bedroom 1 and bedroom 2. Stairs to first floor. Radiator.

Lounge 5.09m (16'8") x 3.20m (10'6")

Fitted carpet. UPVC double glazed window. Fireplace suitable for electric fire. Radiator.

Bedroom 1 3.80m (12'6") x 3.20m (10'6")

Fitted carpet. UPVC double glazed window. Radiator.

Bedroom 2 3.52m (11'7") x 3.01m (9'11")

Fitted carpet. UPVC double glazed window. Built in wardrobe. Radiator.

Bathroom 3.12m (10'3") x 1.50m (4'11")

Tile effect flooring. UPVC double glazed window. White three piece bathroom suite comprising of bath housing electric shower, WC and WHB. Heated towel rail.

Kitchen/Diner 6.38m (20'11") x 3.52m (11'7")

Tile effect flooring in kitchen area. Laminate flooring in dining area. Three UPVC double glazed windows. Fitted floor and wall units. Stainless steel sink. Half glazed door to rear porch. Two radiators.

Rear porch 2.10m (6'11") x 1.31m (4'3")

Vinyl flooring. ½ glazed UPVC door to side exterior. Door to sunroom.

Sun Room 3.73m (12'3") x 2.10m (6'11")

Laminate flooring. V-lining half way up wall. Four large UPVC double glazed windows with outlook to front and side. Radiator.

First Floor

Landing 2.68m (8'9") x 1.97m (6'6")

Fitted carpet. Doors to bedroom 3, bedroom 4 and shower room.

Bedroom 3 4.10m (13'6") x 2.46m (8'1")

Fitted carpet. UPVC double glazed window. Radiator.

Shower Room 2.68m (8'9") x 2.03m (6'8")

Vinyl flooring. Velux window. White suite comprising of WC & WHB. Shower cubicle housing electric shower. Radiator.

Bedroom 4 4.10m (13'6") x 3.37m (11'1")

Fitted carpet. UPVC double glazed window. Door to en-suite WC. Eaves storage

En-suite 2.10m (6'11") x 0.55m (1'9")

Vinyl flooring. White WC & WHB.

External

Garage 5.53m (18'2") x 3.60m (11'10")



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.

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