



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

**2 Lemreway, Lochs,
Isle of Lewis, HS2 9RD
Offers over £115,000**





Lounge



Bathroom



Bedroom 1

Description

Offered for sale is the tenancy and permanent improvements of the croft extending to approximately 3.04 Ha. The permanent improvements include a well appointed four bed roomed detached dwellinghouse. Presented to the market in good decorative order however would benefit from updating of fixtures and fittings. Benefiting from oil fired central heating and timber framed windows. The property is set back from the main roadway with a garden area to the front with off road parking. Located approximately 30 miles from Stornoway town centre the village of Lemreway is on the east coast of Lewis. Amenities including shop, school and healthcare in the nearby villages of Kershader and Gravir approximately 5 miles away.

Sale of the croft is subject to Crofting Commission approval.

Directions

Travelling out of Stornoway town centre passing the Co-op superstore take the first turning to your left at the roundabout. Follow the roadway for approximately 16 miles travelling through the villages of Leurbost, Laxay and Balallan. At the end of Balallan turn to your left hand side and follow the roadway through the district of South Lochs for approximately 13 miles passing through Habost, Kershader, Garyvard and Gravir until you reach the village Lemreway. Continue straight ahead and travel approximately 0.8 miles. Number 2 Lemreway is the second last house on your right hand side.

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Bedroom 2



Bedroom 3



Bedroom 4



Rear Aspect



Croft and outbuilding



View

Plan description

Porch 2.07m (6'9") x 1.59m (5'3")
Vinyl flooring. Doors to kitchen and hallway. Half glazed door to exterior. Stairs to first floor. Under stair storage area. Radiator.

Kitchen 4.06m (13'4") x 3.09m (10'1")
Vinyl flooring. Two timber framed windows. Fitted floor and wall units. Space for white goods. Radiator. Built in storage cupboard.

Hallway 1.77m (5'10") x 1.26m (4'2")
Vinyl flooring. Doors to bedroom 1, bathroom and lounge.

Bedroom 1 4.06m (13'4") x 3.42m (11'3")
Fitted carpet. UPVC double glazed window. Radiator.

Bathroom 2.62m (8'7") x 1.77m (5'10")
Vinyl flooring. Textured window. Three piece bathroom suite comprising of WC, WHB and Bath housing electric shower. Radiator.

Lounge 4.06m (13'4") x 3.53m (11'7")
Fitted carpet. Timber framed window. Fireplace with tiled hearth and surround. Radiator.

First Floor

Landing 4.16m (13'8") x 2.69m (8'10") plus 0.35m (1'2") x 0.35m (1'2")
Fitted carpet. Two built in storage cupboards. Radiator.

Bedroom 2 3.00m (9'10") x 2.69m (8'10")
Fitted carpet. Velux window. Built in storage cupboard. Radiator

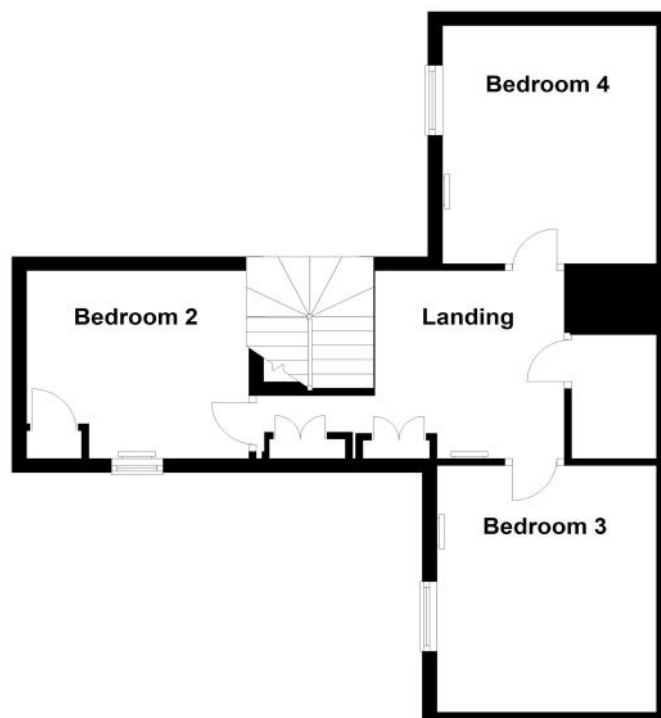
Bedroom 3 3.54m (11'7") x 2.96m (9'9")
Fitted carpet. Velux window. Radiator.

Bedroom 4 3.41m (11'2") x 2.89m (9'6")
Fitted carpet. Velux window. Radiator.

Ground Floor



First Floor



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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