



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

**2 Millar Road, Stornoway,  
Isle of Lewis, HS1 2RX  
Offers over £120,000**







**Kitchen**



***Description***

Offered for sale in a quiet residential location of Stornoway is this cosy semi-detached three bedroomed cottage with garage. The property is presented to the market in excellent decorative order throughout and provides comfortable living accommodation over two floors. Benefitting from UPVC double glazing and gas fired central heating. Set within easily maintained mature garden grounds lined with bushes and shrubs the property also benefits from a large off road parking space. Located within a few minutes walk of the town centre, schools and the shoreline of Sandwick providing an ideal location for enjoying relaxing walks. From the upper floor the property enjoys a view across the entrance of Stornoway harbour and onwards to the Arnish moor. This property is an ideal family home, excellent buy to let investment or first time buy.



**Lounge**

***Directions***

Travel along the seafront along, Newton Street and Seaview Terrace and turn to your right onto Millar Road. Number 2 is immediately on your left hand side.

EPC BAND E





**Hallway**



**Bathroom**



**Bathroom**



**Bedroom 1**



**Bedroom 2**



**Bedroom 3**



**Garden Grounds**



**Garage**

## Plan description

### **Kitchen** 5.52m (18'1") x 2.07m (6'10")

Laminate flooring. Two UPVC double glazed windows. Fitted floor and wall units. Inset stainless steel sink. Tiled to splashback. Archway to dining room. Radiator.

### **Lounge** 4.45m (14'7") x 2.63m (8'8")

Laminate flooring. UPVC double glazed window overlooking front garden. Alcove with built-in cupboard. 15 pane glazed door to hallway.

### **Hallway** 2.34m (7'8") x 1.03m (3'5")

Hardwood flooring. Carpeted staircase with wooden balustrades leading to upper floor. Doorway to front porch. Door to bathroom and bedroom 1. Large under stair storage cupboard. Radiator.

### **Front Porch** 1.88m (6'2") x 1.44m (4'9")

Laminate flooring. UPVC exterior door. Two UPVC windows overlooking garden.

### **Bedroom 1** 4.21m (13'10") x 3.90m (12'10")

Hardwood flooring. UPVC window overlooking front garden. Radiator.

### **Bathroom** 2.61m (8'7") x 1.76m (5'9")

Vinyl flooring. Textured window. White three piece bathroom suite comprising of WC, WHB and Bath housing mixer shower.

### **Landing** 3.42m (11'2") x 1.81m (5'11")

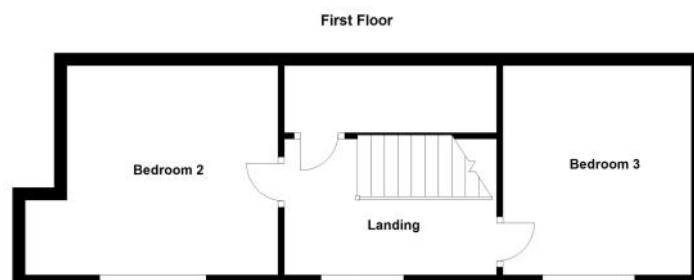
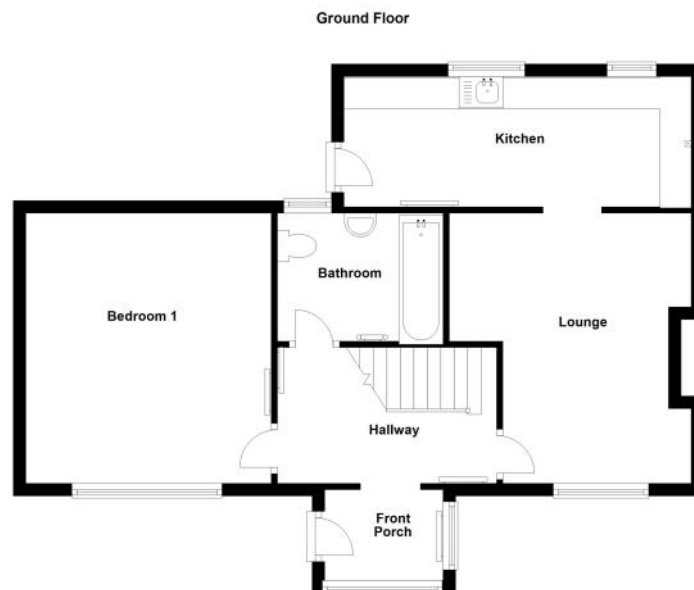
Fitted carpet. Doors to bedrooms 1 & 2. Wooden balustrades. UPVC window overlooking views across towards Arnish Point.

### **Bedroom 2** 3.35m (11') x 3.33m (10'11")

Fitted carpet. UPVC window overlooking views towards the Arnish lighthouse. Radiator. Coombed ceiling.

### **Bedroom 3** 3.21m (10'6") x 2.90m (9'6")

Fitted carpet. UPVC window overlooking view towards the Arnish moorland. Radiator. Coombed ceiling.



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.

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