



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

**20 Cearn Phabaidh, Stornoway,  
Isle of Lewis, HS1 2YF  
Offers over £72,000**





**Kitchen/Dining Room**



***Description***

Offered for sale is this deceptively spacious semi detached two bedroomed dwellinghouse situated on the outskirts of Stornoway. Presented to the market in good decorative order throughout and benefitting from UPVC double glazing and storage heating. The property has a small garden area to the front and a communal parking area provides off road parking. Set within a residential scheme on the outskirts of Stornoway town, the property is on a regular bus route providing easy access to the town. The community shop, community centre and children's play area are within a brief walking distance and the local primary school is approximately ½ a mile away.

***Directions***

Travelling out of Stornoway town centre passing the Western Isles Hospital and take the first turning to your left. Continue along this road and take the second turning to your right hand side into Cearn Phabaidh and number 20 is at the end on the right hand side.

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**Lounge**



**Computer Room**



**Bathroom**



**Bedroom 1**



**Bedroom 2**



**Garden Grounds**

## Plan description

### Ground Floor

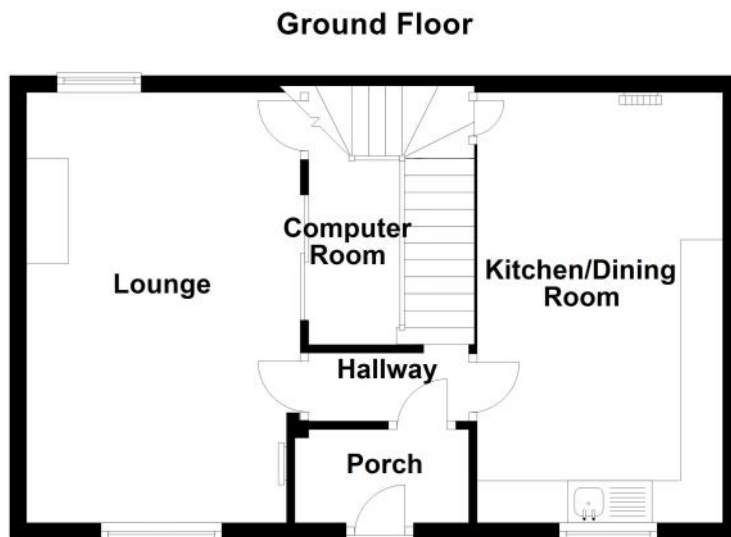
**Porch** 2.07m (6'9") x 1.11m (3'8")  
Tile effect flooring. Half glazed door to exterior. Door to hallway.

**Hallway** 1.90m (6'3") x 0.81m (2'8")  
Laminate flooring. Doors to kitchen and lounge. Stairs to first floor.

**Kitchen/Dining Room** 5.12m (16'10") x 2.92m (9'7")  
Laminate flooring. UPVC double glazed window. Fitted floor and wall units. One bowl stainless steel sink. Space for white goods. Storage heater. Storage cupboard.

**Lounge** 5.12m (16'10") x 3.25m (10'8")  
Laminate flooring. Two UPVC double glazed windows. Fireplace suitable for electric fire. Sliding door to computer room. Radiator.

**Computer Room** 1.77m (5'8") x 0.96m (3'1")  
Laminate flooring. Space for computer.



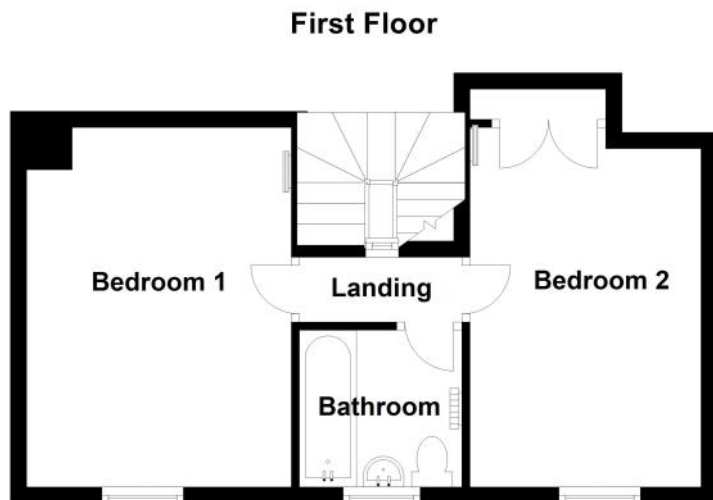
### First Floor

**Landing** 1.99m (6'7") x 0.80m (2'7")  
plus 1.19m (3'11") x 1.19m (3'11")  
Fitted carpet. Velux window. Doors to bedroom 1, bedroom 2 and bathroom.

**Bedroom 1** 4.22m (13'10") x 3.25m (10'8")  
Fitted carpet. Velux window. UPVC double glazed window. Electric heater. Partially combed ceiling.

**Bathroom** 1.99m (6'7") x 1.93m (6'4")  
Vinyl flooring. Textured window. White three piece bathroom suite comprising of WC, WHB and Bath housing electric shower. Electric heater.

**Bedroom 2** 4.22m (13'10") x 2.84m (9'4")  
Fitted carpet. Velux window. UPVC double glazed window. Electric heater. Built in storage cupboard.



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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