



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

21 New Tolsta, Isle of Lewis,
HS2 0NN

Offers over £85,000





Kitchen/Dining Area



Description

We offer for sale in a traditional village setting this detached three bedroomed dwellinghouse situated in the village of New Tolsta. The well appointed property which requires a degree of renovation and modernisation provides the potential for a comfortable family home benefiting from timber framed single glazed windows and oil fired central heating. The property overlooks seaviews extending along the striking rugged Tolsta coastlines with the beautiful sandy beach of the Traigh Mhor nearby. Located approximately 13 miles from Stornoway town centre local amenities including shop and post office are approximately 1 mile away.

Directions

Travelling out of Stornoway town centre passing the Western Isles Hospital and Laxdale School. Take the second turning to your right hand side after Laxdale School and follow the roadway for approximately 10 miles passing through the villages of Tong, Back and Gress until you reach Tolsta. Continue through the village for approximately 1½ miles until you reach New Tolsta and number 21 is the second property on the left hand side.

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Kitchen/Dining Area



Lounge



Bedroom 1



Bedroom 2



Bedroom 3





Bathroom



Hallway



Landing



Side Porch



Garden Grounds

Plan description

Ground Floor

Front Porch 1.43m (4'8") x 1.02m (3'4")

Single glazed windows. Door to exterior. Door to hallway.

Hall 3.28m (10'9") x 1.43m (4'8")

Fitted carpet. Doors to bedroom 1, bathroom and lounge. Storage cupboard. Stairs to first floor. Radiator.

Bedroom 1 4.44m (14'7") x 3.68m (12'1")

Timber framed single glazed window. Radiator.

Bathroom 2.51m (8'3") x 2.21m (7'3")

Fitted carpet. Textured single glazed window. Three piece bathroom suite comprising of WC, WHB and bath. Radiator.

Lounge 4.67m (15'4") x 4.05m (13'3")

Fitted carpet. Single glazed window. Tiled hearth with block surround suitable for electric fireplace. Door to hallway.

Kitchen/

Dining Room 4.58m (15'1") x 3.00m (9'10")

Partly fitted carpet, partly vinyl flooring. Two timber framed single glazed windows. Fitted floor and wall units. One bowl stainless steel sink. Storage cupboard. Door to side porch. Radiator.

Side Porch 3.00m (9'10") x 1.67m (5'6")

Vinyl flooring. Single glazed window. Door to exterior.

First Floor

Landing 2.99m (9'10") x 1.30m (4'3")

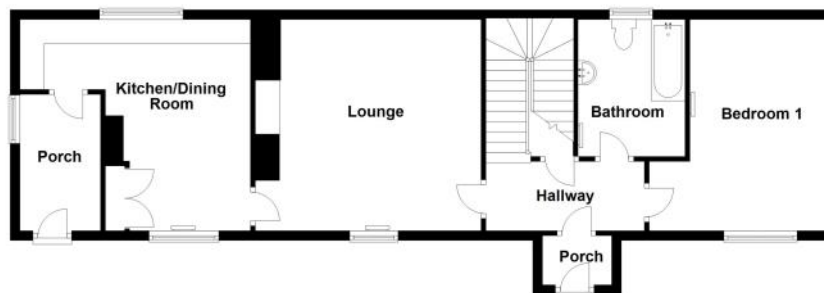
Fitted carpet. Timber framed single glazed window. Doors to bedroom 2 and bedroom 3. Storage cupboard.

Bedroom 2 4.09m (13'5") x 3.89m (12'9")

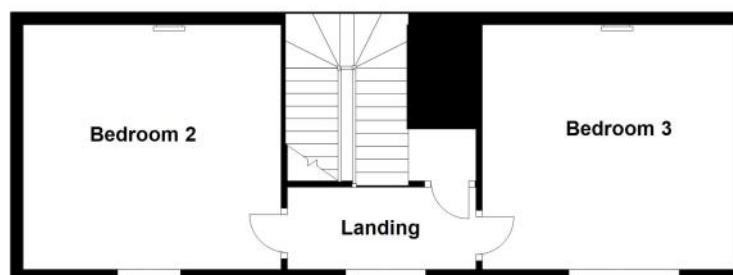
Fitted carpet. Timber framed single glazed window. Radiator.

Bedroom 3 4.00m (13'1") x 3.88m (12'9")

Fitted carpet. Timber framed single glazed window. Radiator.



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.

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