



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

**22 Assaye Place, Stornoway,
Isle of Lewis, HS1 2HA
Offers over £132,000**





Kitchen/Dining Room



Kitchen



Shower Room

Description

In a quiet sought after residential location of Stornoway town we offer for sale this end terrace three bedroomed dwellinghouse. The property provides spacious family accommodation and is presented to the market in good decorative order throughout. Benefiting from UPVC double glazing and mains gas fired central heating. Set within a well presented garden area, to the front there is a paved parking area whilst to the rear there is a landscaped garden with patio areas extending from the patio doors of the dining room. Located at the end of a cul-de-sac only a five minutes walking distance from Stornoway town centre the property is ideally located for easy access to shops, schools, healthcare, sports facilities and the stunning Lews Castle Grounds to provide the perfect family home.

Directions

Travelling out of Stornoway town centre passing the Co-op superstore take the turning to your left (before you reach the roundabout) into Assaye Place. Take the turning to your right into the cul-de-sac, number 22 is on your left hand side at the end.

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Bedroom 1



Bedroom 2



Bedroom 3



Bathroom



Rear aspect



Rear garden grounds

Plan description

Entrance Hall 3.79m (12'5") x 1.54m (5'1")
Laminate flooring. Glazed UPVC exterior door. 15 pane glazed door to lounge. Staircase to first floor.

Lounge 4.23m (13'11") x 4.05m (13'4")
Laminate flooring. Large UPVC window overlooking front. Fireplace with marble hearth and wooden surround. Alcove with display shelving and built-in storage cupboard. Door to rear hallway. Radiator.

Rear Hallway 2.46m (8'1") x 1.06m (3'6")
Laminate flooring. Door to bedroom 1 and shower room. Doorway to dining kitchen. Under stair storage cupboard with louvered doors.

Bedroom 1 3.02m (9'11") x 2.89m (9'6")
Laminate flooring. UPVC window overlooking rear. Radiator.

Shower Room 2.43m (8') x 1.84m (6'1")
Tiled flooring. UPVC window. White WC & WHB. WHB set within worktop. Shower cubicle housing electric shower. Built-in storage. Radiator.

Dining/Kitchen Area 6.22m (20'5") x 3.32m (10'11")
Laminate flooring. UPVC window overlooking front. Fitted floor and wall units. Inset stainless steel sink. Tiled to splashback. Gas hob with extractor fan. Space for fridge. Gas boiler. Dining area with patio doors leading to rear garden. Radiator.

First Floor

Landing 2.16m (7'1") x 2.13m (7')
Fitted carpet. UPVC window overlooking side. Doors to bathroom and bedrooms 2 & 3. Loft hatch.

Bedroom 2 4.03m (13'3") x 3.65m (12')
Fitted carpet. UPVC window overlooking rear. Built-in triple wardrobe with mirrored doors. Radiator.

Bedroom 3 4.33m (14'3") x 3.36m (11')
Fitted carpet. Two UPVC windows overlooking front. Built-in triple wardrobe with sliding mirrored doors. Door to walk-in storage cupboard. Radiator.

Bathroom 2.15m (7'1") x 1.78m (5'10")
Vinyl flooring. Textured UPVC window. White three piece bathroom suite comprising of WC, WHB and Bath.



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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