



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

**29 New Sheilings, Marybank,
Isle of Lewis, HS2 0BT
Offers over £125,000**





Kitchen



Description

We offer for sale this well appointed three bedroom semi detached property with integrated garage situated in a modern residential housing scheme. The property is presented to the market in good decorative order with neutral décor which would allow the successful purchaser to put their own stamp on it. Benefitting from night storage heating and a mixture of UPVC and timber framed double glazed windows throughout. Located on the outskirts of Stornoway town by the beautiful Lews Castle Grounds and Stornoway Golf Course the property enjoys a peaceful location with good sized garden grounds to the rear. The property is ideally situated for easy access to the amenities of the town centre and would suit a first time buy or those wishing to down size.

Directions

Travelling out of Stornoway town centre passing the Co-op superstore take the first turning to your left hand side. Follow the roadway and take the third turning to your right hand side signposted for Marybank. Follow the roadway and take the second turning to your left hand side into New Sheilings. Then take the first right and number 29 is the third property on the right hand side.

EPC BAND D



Lounge



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom



Sun Room



Rear Aspect and Garden Grounds



Plan description

Ground Floor

Porch 1.21m (4') x 1.20m (3'11")

Laminate flooring. Fifteen panned door to hallway. Door to exterior.

Hallway 3.18m (10'5") x 2.00m (6'7")

Fitted carpet. Fifteen panned door to lounge. Doors to storage cupboard, bedroom 1, bedroom 2, bedroom 3 and bathroom. Loft access.

Lounge 5.12m (16'9") x 3.36m (11')

Fitted carpet. Large UPVC double glazed window. Storage heater. Door to kitchen.

Kitchen 3.36m (11') x 2.64m (8'8")

Tiled flooring. UPVC double glazed window. Fitted floor and wall units. One bowl acrylic sink. Space for white goods. Storage heater. Door to sun room.

Sun Room 4.53m (14'10") x 2.30m (7'7")

Fitted carpet. Ten UPVC double glazed windows. Patio doors to exterior.

Bedroom 1 3.53m (11'7") x 3.19m (10'6")

Fitted carpet. UPVC double glazed window. Storage cupboard. Storage heater.

Bedroom 2 3.53m (11'7") x 2.71m (8'11")

Fitted carpet. UPVC double glazed window. Storage cupboard. Storage heater.

Bedroom 3 3.24m (10'8") x 2.21m (7'3")

Fitted carpet. Timber framed double glazed window. Storage cupboard. Storage heater.

Bathroom 2.20m (7'3") x 1.73m (5'8")

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

Garage 4.62m (15'2") x 2.88m (9'5")



Prospective purchasers are advised to note formal interest with Ken Macdonald & Co as soon as possible after viewing in order that they may be informed of any closing date.

Property to Sell

We offer a friendly and professional service to assist you through a successful sale.

Property to Buy

Having seen a property you wish to purchase, we can guide you through the process to make it as stress free as possible.

Valuation Service

This service is free of charge and gives you the opportunity for an informal discussion on the marketing and sale of your property.

Legal Services

As well as residential and commercial conveyancing, we also offer a full range of legal services covering executries criminal and civil court, matrimonial matters, personal injury and crofting law.

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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Ken Macdonald & Co
Solicitors & Estate Agents
Stornoway, Isle of Lewis, HS1 2DP
Tel 01851 704040 www.kenmacdonaldproperties.co.uk