



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

**3 Mishigarry, Sollas,  
Isle of North Uist, HS6 5BT**

**Offers over £82,500**

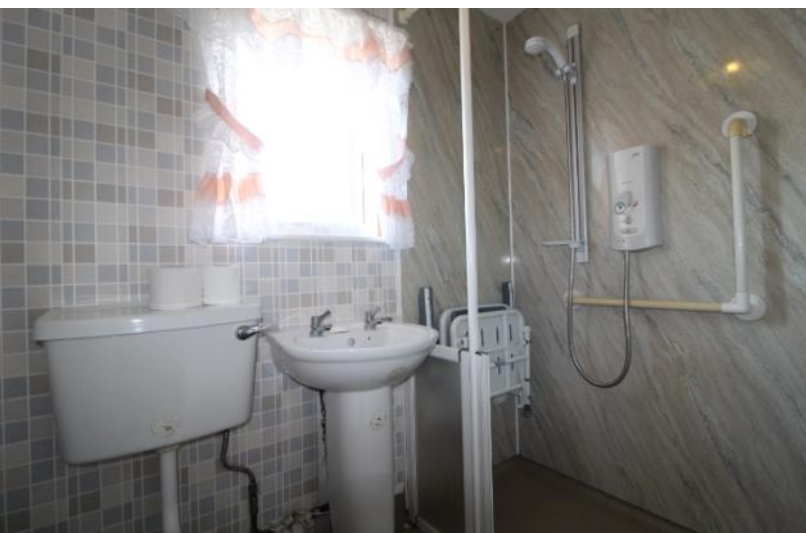




**Kitchen**



**Lounge**



**Wet Room**

***Description***

We present to the market this substantial two bedroomed semi detached dwelling house and outbuilding. This bright and airy property is presented to the market in good decorative order however may benefit from modernisation of some fixtures and fittings. Benefitting from UPVC double glazed windows and oil fired central heating throughout. The property has easily maintained garden grounds to the rear of the and a chipped area to the front with ample off road parking. Local amenities include a Co-Operative food store and the main town of Lochmaddy only 10 miles away provides two hotels, post office, bank, café and ferry terminal with daily sailings to and from Skye.

***Directions***

On leaving Lochmaddy ferry terminal travel north approximately 0.9 miles and take the right hand turning signposted for Sollas. Travel approximately 9 miles through the villages of Minish, Blashaval and Grenitote until you reach Sollas. Once you reach the Co-Operative food store Take the right hand turning directly across from it and you will reach the Mishigarry housing scheme. Number 3 is the third property along.

**EPC BAND D**



**Bedroom 1**



**Bedroom 2**



**Rear Aspect**



**Outbuilding**



**Rear Garden Grounds**



**Front Garden Grounds**

## Plan description

**Porch** 2.02m (6'8") x 1.63m (5'4")

Vinyl flooring. Half glazed door to exterior. Door to hallway.

**Hallway** 2.16m (7'1") x 0.91m (3')

Vinyl flooring. Radiator, Built in cupboard. Glazed door to rear porch, lounge and kitchen, radiator. double door, door to:

**Rear Porch** 1.42m (4'8") x 1.01m (3'4")

Vinyl flooring. Built in cupboard. Half glazed door to exterior.

**Kitchen** 3.00m (9'10") x 1.63m (5'4")

Vinyl flooring. UPVC double glazed window. Fitted floor and wall units. One bowl stainless steel sink. Space for white goods.

**Lounge** 5.29m (17'4") x 3.25m (10'8")

Fitted carpet. UPVC double glazed window. Fire place with wooden surround. Space for electric fire. Doors to bedroom 1 and inner hallway. Radiator.

**Bedroom 1** 3.62m (11'11") x 3.21m (10'7")

Laminate flooring. UPVC double glazed window. Door to inner hallway. Radiator.

**Inner Hallway** 1.75m (5'9") x 1.01m (3'4")

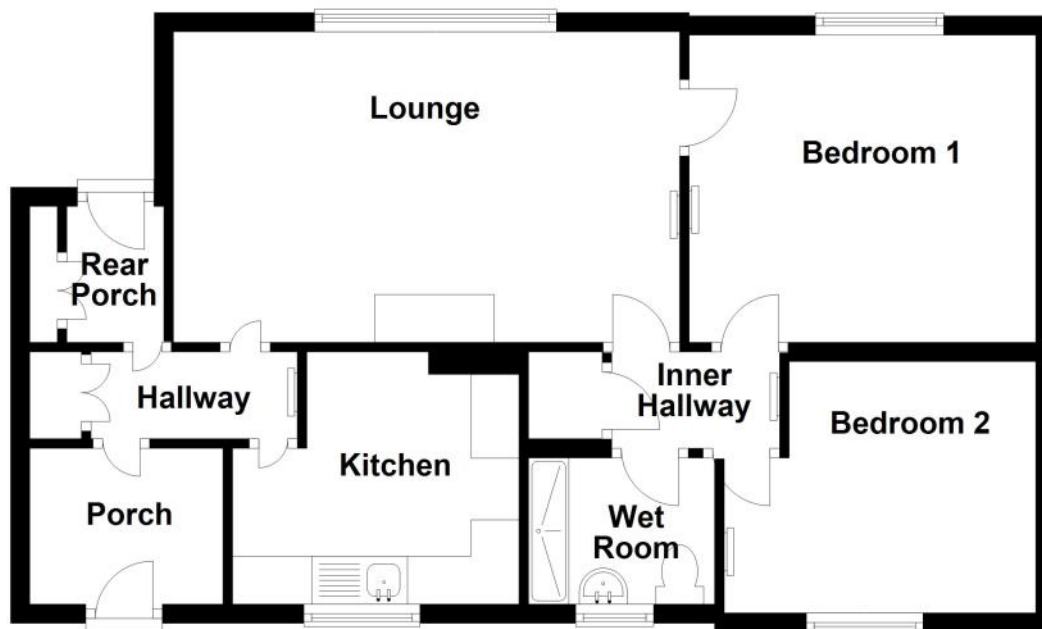
Vinyl flooring. Built in storage cupboard. Doors to bedroom 1, 2 lounge and wet room. Radiator.

**Wet Room** 1.95m (6'5") x 1.53m (5')

Vinyl flooring. Textured window. WC and WHB. Electric shower.

**Bedroom 2** 3.26m (10'8") max x 2.63m (8'8")

Vinyl flooring. UPVC double glazed window. Radiator.



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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