



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

**3 Plasterfield, Stornoway, Isle of
Lewis, HS1 2UX**

Offers over £105,000





Kitchen



Description

We offer for sale in a quiet residential location this detached two bedroomed bungalow. The bright and airy property provides well proportioned living accommodation with excellent built-in storage. Benefitting from timber framed single glazed windows with secondary glazing and heated by storage and panel heaters. It would ideal for a first time buyer or those looking to downsize, The property is situated on the outskirts of Stornoway approximately 1½ miles from the town centre benefiting from easy access to supermarkets, primary and secondary schools, sports facilities, healthcare and transport links. This peaceful residential location also benefits from a small bakery which provides a range of groceries and is located within a few yards of the property.

Directions

Travelling out of Stornoway town centre passing the council offices and along Sandwick Road, take the first turning to your left after the roundabout onto Mossend and then turn right at the road end onto Constable Road, travelling along the road you will pass the bakery/shop. In the row of houses on the left after passing the bakery number 3 is the third house along.



Lounge

EPC BAND F



Bathroom



Bedroom 1



Bedroom 2



Utility



Conservatory



Rear Aspect



Garden grounds

Plan description

Porch 1.68m (5'6") x 1.05m (3'5")
Laminate flooring. Door to external. Door to hallway.

Hallway 5.18m (17') x 0.60m (2')
Laminate flooring. Doors to bedroom 1, bedroom 2, shower room and lounge. Storage cupboard. Storage heater.

Bedroom 1 3.57m (11'9") x 3.15m (10'4")
Laminate flooring. Timber framed single glazed window with secondary glazing. Storage heater. Two built in storage cupboards.

Bedroom 2 3.57m (11'9") x 3.10m (10'2")
Timber framed single glazed window with secondary glazing. Storage heater. Three Built in storage cupboard.

Shower Room 2.45m (8'1") x 1.65m (5'5")
Wet Room. Textured window. White WC & WHB. Shower cubicle with electric shower heated towel rail, Storage cupboard.

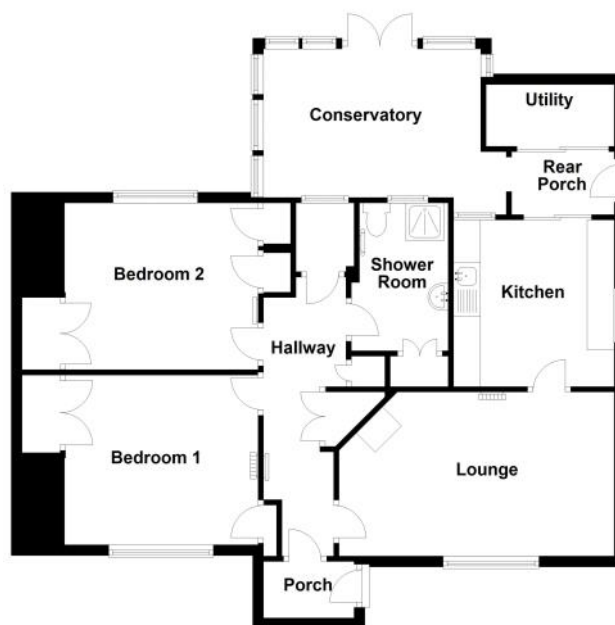
Lounge 4.49m (14'9") x 3.05m (10')
Timber framed single glazed window with secondary glazing. Storage heater. Door to kitchen.

Kitchen 3.09m (10'2") x 2.75m (9')
Vinyl flooring. Two timber framed single glazed windows with secondary glazing. Fitted floor and wall units. One bowl stainless steel sink. Space for white goods. Storage cupboard. Sliding door to rear porch.

Rear Porch 1.90m (6'3") x 1.17m (3'10")
Tiled flooring. Opening to Conservatory. Sliding door to utility. Door to exterior.

Utility 2.38m (7'10") x 1.15m (3'9")
Tiled flooring. Space for white goods.

Conservatory 4.50m (14'9") x 3.08m (10'1")
Tiled flooring. Seven UPVC double glazed windows. Double doors to exterior. Storage heater.



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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