



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

**30 South Galson, Isle of Lewis,  
HS2 0SH**

**Offers over £150,000**







## Kitchen & Dining Area



### *Description*

Offered for sale is the tenancy and permanent improvements on the croft at 30 South Galson which extends to approximately 4.6ha. The permanent improvements comprise of a traditional styled 4 bedroom dwellinghouse, metal container, garden shed and portocabin. The property benefits from UPVC double glazed windows and Partial central heating from the multi fuel stove within the living room which is connected to a number of radiators. The property provides good sized living accommodation and is further enhanced by good sized garden grounds and parking area making it an ideal family home. Galson is a small crofting township situated on the north west coast of Lewis approximately 20 miles from Stornoway town. Village amenities including shop, healthcare and restaurant are provided by the neighbouring village of Borve approximately 2 miles away.

**Sale subject to crofting commission approval.**

### *Directions*

Travelling out of Stornoway town centre passing the Western Isles hospital follow the main road travelling north across the Barvas moor. At Barvas continue to follow the main road north passing through, Upper Barvas, Ballantrushal, Shader, Borve until you reach Galson. Take the first turning to your left signposted for South Galson, number 30 is the second house on the left hand side.

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**Lounge**



**Bedroom 1**



**Bedroom 2**



**Bedroom 3**



**Bedroom 4**



**Bathroom**



**WC**

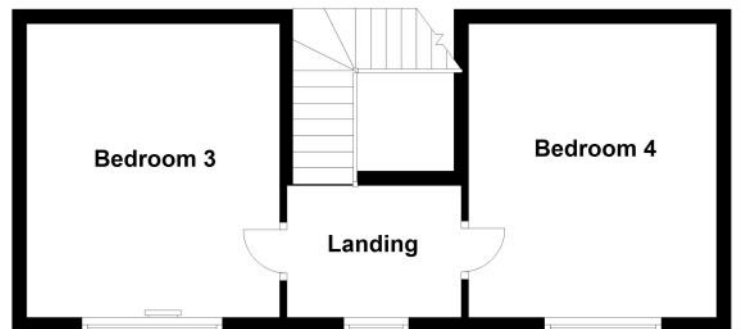


**Garden Grounds**

**Ground Floor**



**First Floor**



## *Plan description*

### **Ground Floor**

**Bathroom**                    **2.47m (8'1") x 1.86m (6'1")**

Vinyl flooring. UPVC double glazed window. White three piece bathroom suite comprising of WC, WHB and Bath housing electric shower. Heated towel rail.

**Lounge**                        **5.88m (19'4") x 4.38m (14'4")**

Laminate flooring. UPVC double glazed window. Multifuel stove with wooden surround. Stairs to first floor. Under stair storage cupboard. Doors to kitchen, bedroom 1 and bathroom.

**Bedroom 1**                    **4.40m (14'5") x 3.40m (11'2")**

Laminate flooring. UPVC double glazed window. Two built in wardrobes. Radiator.

**Kitchen**                      **5.88m (19'4") x 4.09m (13'5")**

Tile effect flooring. Two UPVC double glazed windows. Fitted floor and wall units. One bowl ceramic sink. Opening to dining room. Doors to bedroom 2 and WC. Radiator.

**Dining Area**                    **2.96m (9'9") x 1.62m (5'4")**

Laminate flooring. UPVC double glazed window.

**Bedroom 2**                    **2.96m (9'9") x 2.95m (9'8")**

Laminate flooring. UPVC double glazed window. Radiator.

**WC**                                **1.73m (5'8") x 1.07m (3'6")**

Laminate flooring. UPVC double glazed window. WC & WHB.

**Porch**                         **1.70m (5'7") x 1.38m (4'6")**

Tile effect flooring. Door to exterior. Door to kitchen.

### **First Floor**

**Landing**                      **2.40m (7'10") x 1.81m (5'11")**

Laminate flooring. Two velux windows. Doors to bedroom 3 and bedroom 4.

**Bedroom 3**                    **4.31m (14'2") x 3.48m (11'5")**

Laminate flooring. UPVC double glazed window. Radiator. Partially combed ceilings.

**Bedroom 4**                    **4.04m (13'3") x 3.41m (11'2")**

Laminate flooring. UPVC double glazed window. Partially combed ceilings.





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.  
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