



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

**Ground Floor Flat (Right)  
32 Scotland Street, Stornoway,  
Isle of Lewis, HS1 2JR  
Offers over £85,000**





### *Description*

We offer for sale in a convenient location of Stornoway this one bedroomed ground floor flat. The well proportioned apartment offers comfortable living accommodation and benefits from timber framed double glazed windows and gas fired central heating. Set within a block of six apartments the property is accessed via a communal stairwell, to the rear there is a small shared garden with drying green. Situated within Stornoway town centre the subjects enjoy easy access to all the amenities of the town centre with supermarkets and sports facilities only a few minutes walking distance. Ideal first time buy or buy to let investment.

### *Directions*

Travelling along Scotland street from the junction with Kenneth street until you reach the third junction to your left hand side for Plantation Road. Number 32 is situated immediately after this junction on the left hand side. One entering the communal stairwell the apartment is to your right hand side on the ground floor.

### ***EPC BAND D***



**Bathroom**



**Bedroom**



**Garden Shed**



**Rear Aspect & Drying Area**

## Plan description

### Ground Floor

**Hallway** 1.66m (5'5") x 1.25m (4'1")

Laminate flooring. Storage cupboard. Doors to bedroom 1, bathroom, kitchen and lounge. Radiator.

**Bathroom** 2.47m (8'1") x 1.81m (5'11")

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

**Bedroom 1** 3.67m (12'1") x 2.00m (6'7")

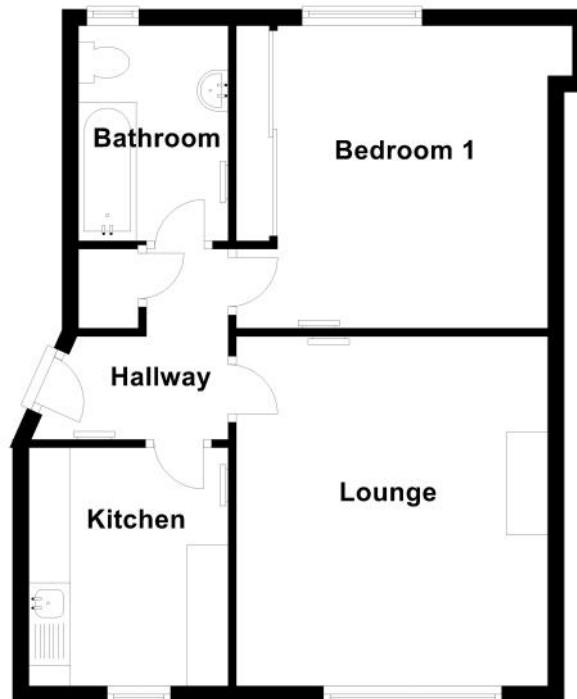
Laminate flooring. Timber framed double glazed window. Built in wardrobes. Radiator.

**Kitchen** 2.89m (9'6") x 2.22m (7'3")

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

**Lounge** 3.96m (13') x 3.78m (12'5")

Laminate flooring. Timber framed double glazed window. Fireplace with marble effect hearth and wooden surround suitable for electric fire. 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.

Ken MacDonald & Co is a trading name of Ken MacDonald & Co Limited, a company registered in Scotland. Company Registration Number: SC434629 VAT No: 671154544 Registered Office address and list of Directors as above.

**Ken Macdonald & Co**  
**Solicitors & Estate Agents**  
**Stornoway, Isle of Lewis, HS1 2DP**  
**Tel 01851 704040 [www.kenmacdonaldproperties.co.uk](http://www.kenmacdonaldproperties.co.uk)**