



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

**41 Callanish, Isle of Lewis,
HS2 9DY**

Offers over £120,000 House & Croft





Kitchen



Lounge

Description

The opportunity has arisen to obtain this detached three bedroom bungalow with croft and outbuilding in a popular village location on the West of Lewis. The well appointed property which requires a substantial degree of renovation and modernisation provides the potential for a comfortable family home and allows the buyer to put their own stamp on it. Benefiting from UPVC double glazed windows and electric storage heating. The croft tenancy, which extends to approximately 3.35ha, is also offered for sale and extends to the front, rear and sides of the subjects. On the croft is a spacious workshop which benefits from electric power and light. The property is situated in a popular village location approximately 15 miles from Stornoway town centre. Village amenities include; the famous Callanish stones and Visitor Centre with café while the neighbouring village of Breasclete provides Primary School and Community hall.

Directions

Travel out of Stornoway town centre passing the Co-op superstore and take the first turning to your left at the roundabout. Travel along this road for approximately 7 miles until you reach the village of Leurbost and take the turning on your right after the filling station. Continue along this road for approximately 7 miles until you reach the village of Callanish and number 41 is the 4th house on your right hand side.

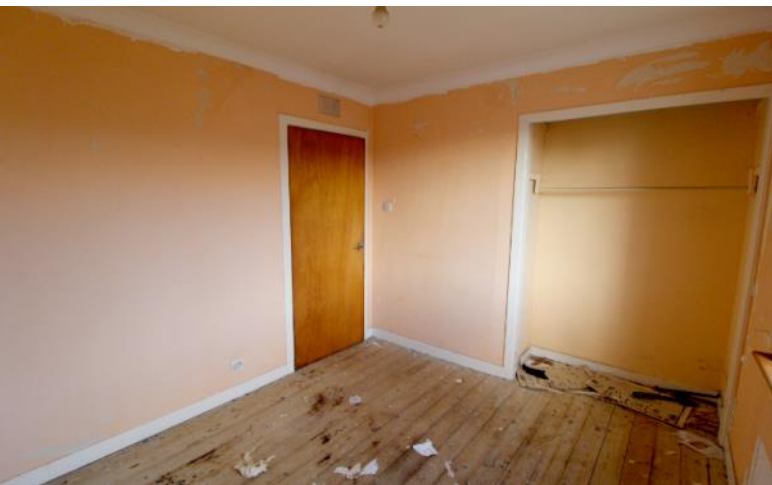
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Bedroom 1



Bedroom 2



Bedroom 3



Shower Room





Outbuilding

Porch 1.75m (5'9") x 1.66m (5'5")
Two UPVC double glazed windows. Door to exterior and kitchen.

Kitchen 4.37m (14'4") x 3.56m (11'8")
UPVC double glazed window. Built in storage cupboard. Door to hallway.

Hallway 2.29m (7'6") x 1.69m (5'7")
Doors to lounge, bedroom 1, bedroom 2, bedroom 3 shower room and rear porch. Storage cupboard. Storage heater.

Lounge 4.60m (15'1") x 3.58m (11'9")
UPVC double glazed window. Fireplace with tiled hearth and surround. Storage heater.

Bedroom 1 3.91m (12'10") x 3.71m (12'2")
UPVC double glazed window. Built in storage. Storage heater.

Bedroom 2 4.32m (14'2") x 3.58m (11'9")
UPVC double glazed window. Built in storage. Storage heater.

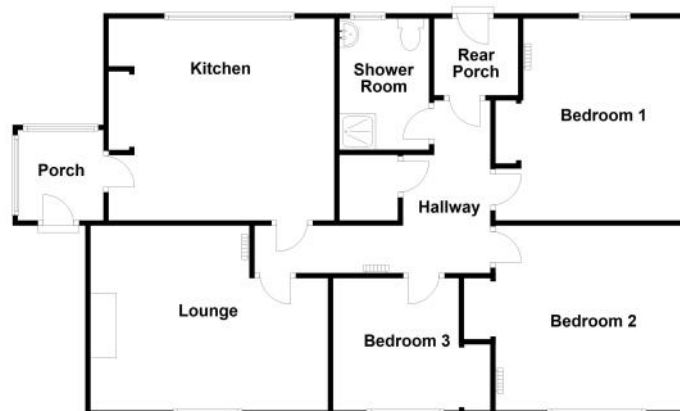
Bedroom 3 3.05m (10') x 2.72m (8'11")
UPVC double glazed window. Built in storage.

Shower Room 2.40m (7'10") x 1.97m (6'5")
Acrylic flooring. Textured window. WC & WHB. Shower cubicle housing electric shower.

Rear Porch 1.63m (5'4") x 1.49m (4'10")
Half glazed door to exterior.



Croft



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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