



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

**46 Bayhead, Stornoway,**  
**Isle of Lewis, HS1 2DZ**

**Offers over £180,000**







## Kitchen



## Dining Room



### *Description*

In a prime location we offer for sale this four bedroom semi detached dwellinghouse presented to the market in excellent walk-in condition. The property provides spacious family accommodation and is tastefully decorated throughout. Benefiting from UPVC triple and double glazing and mains gas fired central heating and is further enhanced by a live effect gas fire in the lounge. Enjoying a central location the property is within a brief walking distance of the town centre and is next to the Lews Castle Grounds. The convenient location gives easy access to the amenities of the town centre, primary and secondary schools, supermarkets, post office, doctors surgery, cash line, sports facilities and transport links.

### *Directions*

Travel out of Stornoway town centre along Cromwell Street and onto Bayhead until you reach the junction with Mackenzie Street. Number 46 is the second property after the junction situated beside the Bethesda charity shop.

*EPC BAND D*





**Lounge**



**Entrance hallway & landing**



**Bedroom 1**



**En-suite shower room**



**Shower Room**



**Bedroom 2**



**Bedroom 3**



**Bedroom 4**



**Utility Room**



## Plan description

### Ground Floor

#### Entrance Hall 2.59m (8'6") x 1.98m (6'6")

Wooden flooring. Doors to lounge and bedroom 1. Door to exterior. Stairs to first floor. Central heating radiator.

#### Bedroom 1 4.15m (13'7") x 3.31m (10'10")

Laminate flooring. UPVC triple glazed window. Radiator. Door to en-suite.

#### En-suite 3.49m (11'5") x 1.99m (6'6")

Tiled flooring. Textured window. White WC and WHB. Shower cubicle housing mixer shower. Heated towel rail.

#### Lounge 5.72m (18'9") x 4.01m (13'2")

Wooden flooring. Two UPVC triple glazed windows. Fireplace with tiled surround housing a live effect gas fire. Storage cupboard. Built in shelving. Opening to kitchen.

#### Kitchen/Dining Room 5.70m (18'8") x 2.48m (8'1")

Tiled flooring. Two UPVC double glazed windows. Decorative internal window. Fitted floor and wall units. One bowl stainless steel sink. Storage space. Radiator. Opening to dining area. Fifteen panned door to utility.

#### Utility 2.48m (8'1") x 1.79m (5'11")

Tiled flooring. UPVC double glazed window. Space for white goods. Radiator. Door to exterior.

### First Floor

#### Landing 3.26m (10'8") x 0.98m (3'2") plus 0.31m (1') x 0.31m (1')

Fitted carpet. Decorative internal window. Doors to bedroom 2, bedroom 3, bedroom 4 and shower room. Radiator.

#### Bedroom 2 3.56m (11'8") x 1.73m (5'8")

Wooden flooring. Velux window. Radiator. Partially coombed ceiling.

#### Bedroom 3 3.75m (12'4") x 2.40m (7'10")

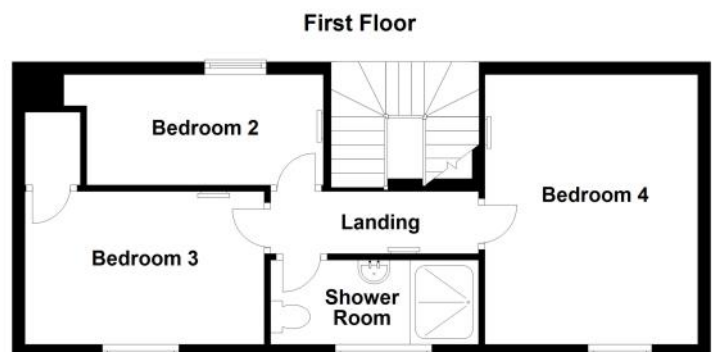
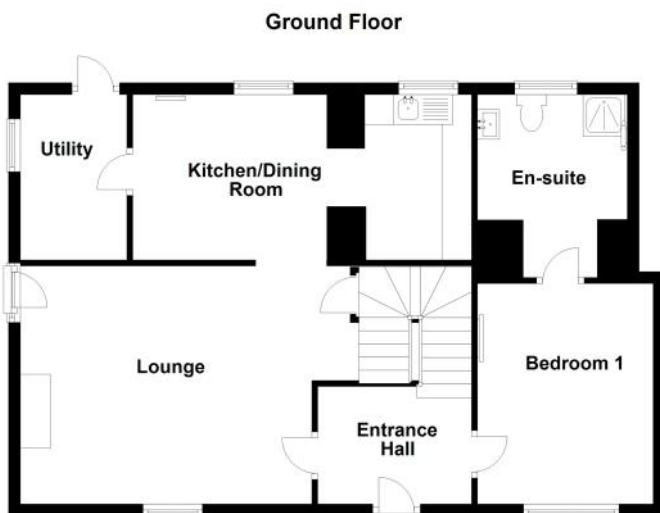
Fitted carpet. UPVC triple glazed window. Storage cupboard. Radiator. Partially coombed ceilings.

#### Shower Room 3.11m (10'2") x 1.30m (4'3")

Vinyl flooring. UPVC triple glazed window. White WC and WHB. Shower cubicle with mixer shower. Radiator.

#### Bedroom 4 4.23m (13'11") x 3.34m (10'11")

Fitted carpet. UPVC triple glazed window. Radiator. Partially coombed ceiling.





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. 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)***