



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

49 Garrabost, Point,
Isle of Lewis, HS2 0PW
Offers over £125,000





Kitchen/Dining Area

Description

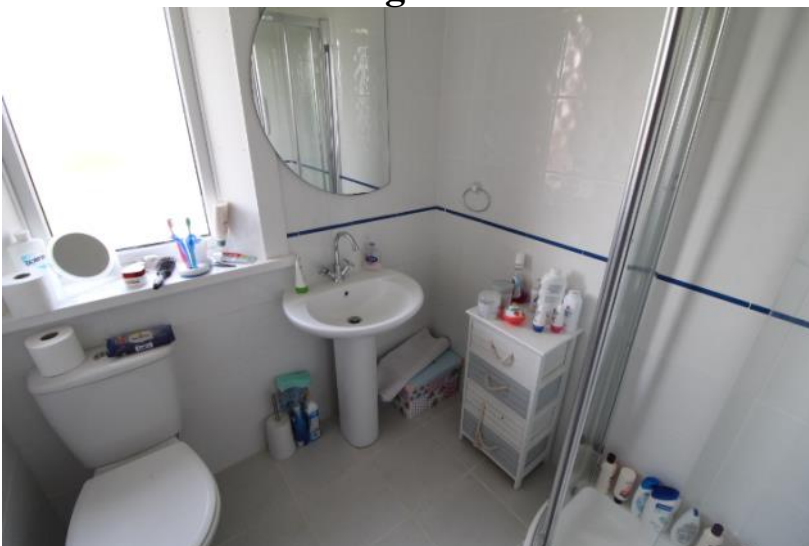
Offered for sale in a quiet village location is this substantial three bedroomed detached dwellinghouse. This bright and airy property provides comfortable living accommodation and has potential for further development to the first floor, subject to local authority consents. Benefiting from UPVC double glazing and oil-fired central heating with a multi-fuel stove in the lounge. The property is set within a good sized garden area to both front and rear with off road parking to the side. Situated approximately 5 miles from Stornoway the property is on a main bus route providing easy access to the amenities and transport links of Stornoway town centre. This quiet traditional township is a popular family location with the local primary school only a few minutes walk away, other village amenities include shop, post office and pier with sandy shore.

Directions

Travel out of Stornoway town centre passing the council office through Sandwick and across the Braighe. Follow the road for approximately 4 miles until you reach the village of Garrabost. Travel approximately 1.5 miles and take the third turning on your left hand side directly opposite the church. Number 49 is the first property on the left hand side.



Lounge Area



Shower Room

EPC BAND E



Bedroom 1



Bedroom 2



Bedroom 3



Sun Room



Attic Room



Rear aspect



Rear Garden Grounds



View

Ground Floor

Porch 2.64m (8'8") x 1.28m (4'2")
Acrylic flooring. UPVC double glazed window. Half glazed door to kitchen. Half glazed door to exterior.

WC 1.28m (4'2") x 0.76m (2'6")
Vinyl flooring. UPVC double glazed window. White WC and WHB.

Kitchen/Diner 4.74m (15'7") x 3.77m (12'5")
Vinyl flooring. UPVC double glazed window. Fitted floor and wall units. One bowl acrylic sink. Space for white goods. Built in storage cupboard. Doors to lounge and lounge area.

Lounge 4.72m (15'6") x 3.59m (11'9")
Wooden flooring. Internal window. Tiled hearth with multifuel stove. Radiator. Door to hallway.

Hallway 4.26m (14') x 1.25m (4'1")
Wooden flooring. Radiator. Doors to bedroom 1,2,3 and shower room. Glazed door to sun room. Loft ladder to first floor.

Bedroom 1 4.01m (13'2") x 3.32m (10'11")
Fitted carpet. Internal window. Radiator.

Bedroom 2 3.42m (11'3") x 3.02m (9'11")
Fitted carpet. UPVC double glazed window. Radiator. Storage cupboard.

Bedroom 3 3.16m (10'4") x 2.37m (7'9")
Fitted carpet. UPVC double glazed window. Two built in storage cupboards. Radiator.

Shower Room 1.82m (6') x 1.76m (5'9")
Tiled flooring. Textured window. White WC and WHB. Shower cubicle housing electric shower. Heated towel rail.

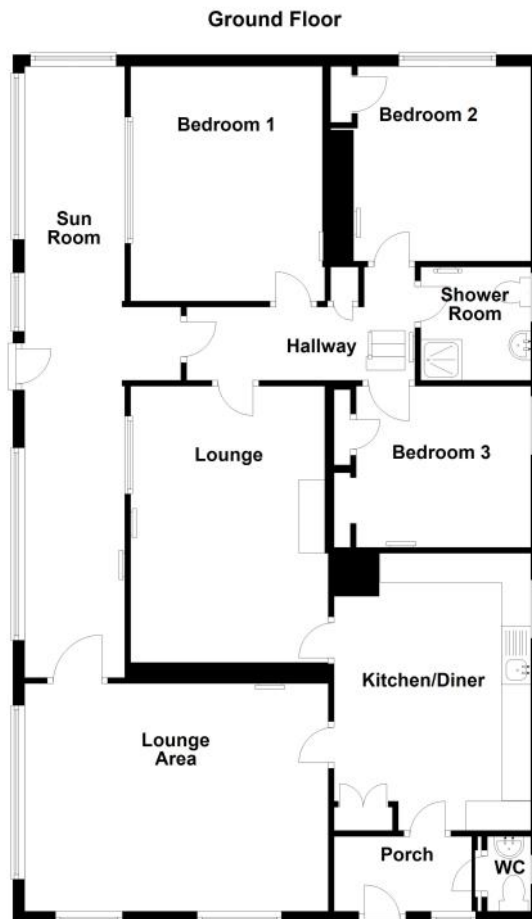
Sun Room 10.45m (34'3") x 1.66m (5'6")
Tiled flooring. Four large UPVC double glazed windows. Radiator. Door to exterior.

Lounge Area 5.18m (17') x 3.77m (12'4")
Wooden flooring. Three large UPVC double glazed windows. Radiator.

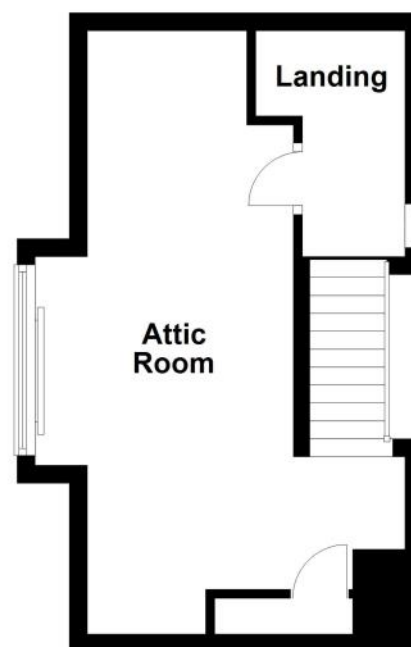
First Floor

Landing 2.52m (8'3") x 1.14m (3'9")
plus 1.09m (3'7") x 1.09m (3'7")
Fitted carpet. Velux window. Access to eves storage. Door to Attic Room

Attic Room 4.21m (13'10") x 2.30m (7'6")
plus 2.77m (9'1") x 2.77m (9'1")
Fitted carpet. UPVC double glazed window. Storage cupboard. Access to eves storage. Radiator.



First Floor



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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