



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

**5 Anderson Court, Anderson Road,
Stornoway, Isle of Lewis, HS1 2PG**

Offers over £140,000





Kitchen



Description

Offered for sale in a sought after residential location of Stornoway is this three bedroomed first floor flat. The bright and airy property provides well proportioned accommodation over two floors and is presented to the market in good decorative order throughout. Benefitting from UPVC double glazing and gas fired central heating. Situated within a few minutes walking distance of the town centre, sports facilities, both primary and secondary schools and the hospital the property enjoys a peaceful residential location with onward countryside views from the upper floor.

Directions

Travelling out of Stornoway town centre passing the Co-op superstore take the third exit to your right at the roundabout onto Perceval road. Travel along Perceval Road joining onto Anderson Road at the junction with Goathill Road. Travel along this road and Anderson Court is situated on the left hand side opposite the junction for Springfield Road. On entering the building proceed up the stairs on the left hand side and the door for number 5 is on your left.

EPC BAND B



Dining Room



Lounge



Utility



Bedroom 1



Bedroom 2





Bedroom 3



Bathroom



Bedroom 1 En-Suite



Rear Aspect



Parking Area

Plan description

Ground Floor

Entrance Hall 1.64m (5'5") x 1.51m (4'11")
Fitted carpet. Door to hallway. Stairs to first floor.
Built in shelving. Radiator.

Hallway 6.04m (19'10") x 1.51m (4'11")
Fitted carpet. Doors to bedroom 1, bedroom 2,
bedroom 3, bathroom, utility, kitchen and dining room.
Storage cupboard.

Bedroom 1 5.51m (18'1") x 3.23m (10'7")
Fitted carpet. UPVC double glazed window. Radiator.
Door to en-suite.

En-suite 2.24m (7'4") x 1.50m (4'11")
Vinyl flooring. WC & WHB. Shower cubicle housing
mixer shower. Radiator.

Bedroom 2 3.57m (11'9") x 2.64m (8'8")
Fitted carpet. UPVC double glazed window. Built in
storage cupboard. Radiator.

Bedroom 3 3.56m (11'8") x 3.06m (10')
Fitted carpet. UPVC double glazed window. Built in
storage cupboard. Radiator.

Bathroom 2.10m (6'11") x 1.78m (5'10")
Vinyl flooring. Textured window. White three piece
bathroom suite comprising of WC, WHB and Bath
housing mixer shower. Radiator.

Utility 1.75m (5'9") x 1.21m (4')
Vinyl flooring. Fitted floor unit. Space for white goods.

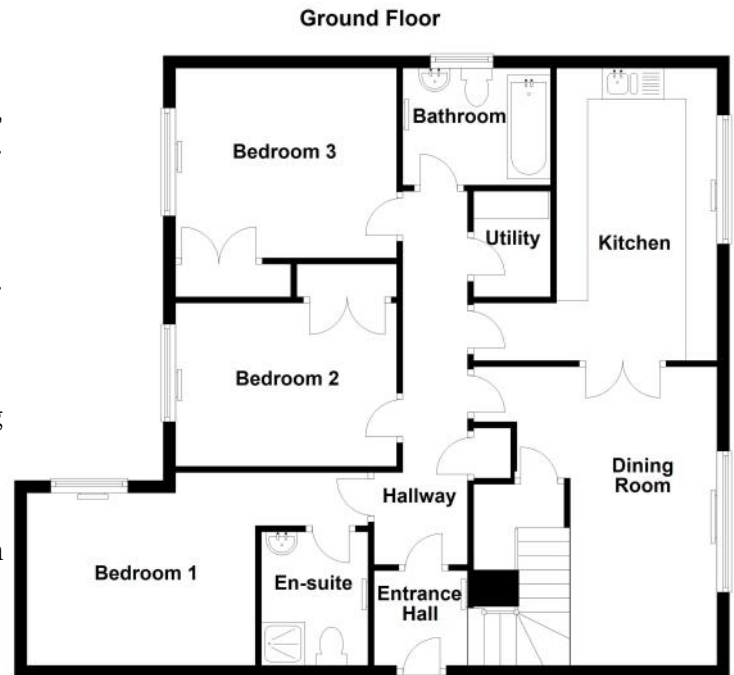
Kitchen 4.73m (15'6") x 2.59m (8'6")
Vinyl flooring. UPVC double glazed window. Fitted
floor and wall units. One bowl stainless steel sink.
Breakfast bar. Radiator Double doors to dining room.

Dining Room 4.83m (15'10") x 3.36m (11')
Fitted carpet. UPVC double glazed window. Storage
cupboard. Radiator.

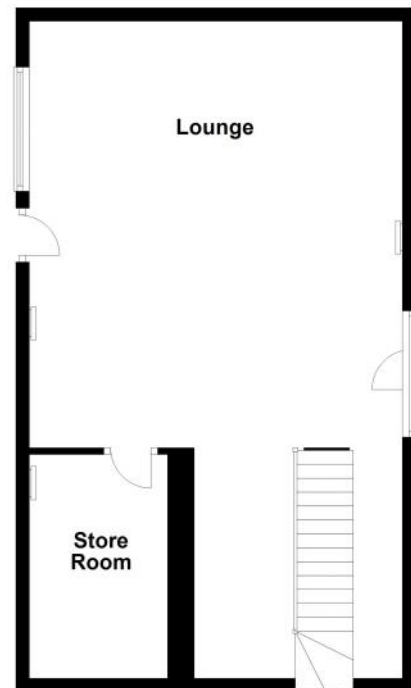
First Floor

Lounge 9.72m (31'11") x 5.55m (18'2")
Fitted carpet. Two Velux windows. Doors to eves
storage. Radiator. Door to store room.

Store Room 3.33m (10'11") x 2.06m (6'9")
Fitted carpet. Radiator.



First Floor





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.

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