



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

**53 South Shawbost, Isle of Lewis,**  
**HS2 9BJ**

**Offers over £105,000**







## Kitchen



### *Description*

Offered for sale is the tenancy and the permanent improvements of croft 53 South Shawbost which extends to approximately 0.81ha. The permanent improvements include a well appointed detached two bedroomed dwelling house with workshop situated in a quiet village setting. The property boasts spacious and versatile living accommodation with well proportioned rooms and benefits from a mixture of UPVC and timber framed double glazed windows and oil fired central heating. The property is presented to the market in good decorative order and would be an ideal first time buy or would suit those wishing to downsize. Located on the west side of Lewis the property enjoys a peaceful rural setting with sandy shorelines, open moorlands and hillsides all nearby. Approximately 19 miles from Stornoway local amenities include, primary school, shop and healthcare. The local primary school has facilities such as sports hall and swimming pool open for community use. Located a mere 400 meters from the property is the community centre where regular community events are held.

*Sale subject to crofting commission approval*

### *Directions*

Travelling from Stornoway town centre passing the Western Isles Hospital follow the main roadway travelling north for approximately 11 miles across the Barvas Moor. At the village of Barvas take the first turning to your left after the filling station and follow the roadway for approximately 6 miles until you reach North Shawbost. Travelling through the village passing over a small bridge and the primary school into South Shawbost. Once in the village of South Shawbost take the first turning to the left hand side and number 53 is the first property on the left hand side.



## Bathroom

*EPC BAND F*





**Lounge**



**Bedroom 1**



**Bedroom 2**



**Workshop**



**Garden Grounds**



**Rear Aspect & Garden Grounds**



**Croft**

*Plan description*

**Porch** 2.46m (8'1") x 0.96m (3'2")

Vinyl flooring. Timber framed double glazed window. Door to hallway. Door to exterior.

**Hallway** 1.63m (5'4") x 1.61m (5'3")

Vinyl flooring. Fifteen paned door to kitchen. Doors to lounge and bathroom. Radiator.

**Kitchen** 3.85m (12'8") x 3.59m (11'9")

Vinyl flooring. Two UPVC double glazed windows. Fitted floor and wall units. One bowl stainless steel sink. Space for white goods. Radiator.

**Bathroom** 2.21m (7'3") x 1.96m (6'5")

Vinyl flooring. Two UPVC textured windows. Three piece bathroom suite comprising of WC, WHB and Bath. Radiator.

**Lounge** 4.10m (13'5") x 3.09m (10'2")

Fitted carpet. Timber framed double glazed window. Door to inner hallway and bedroom 1. Radiator.

**Bedroom 2** 2.84m (9'4") x 2.59m (8'6")

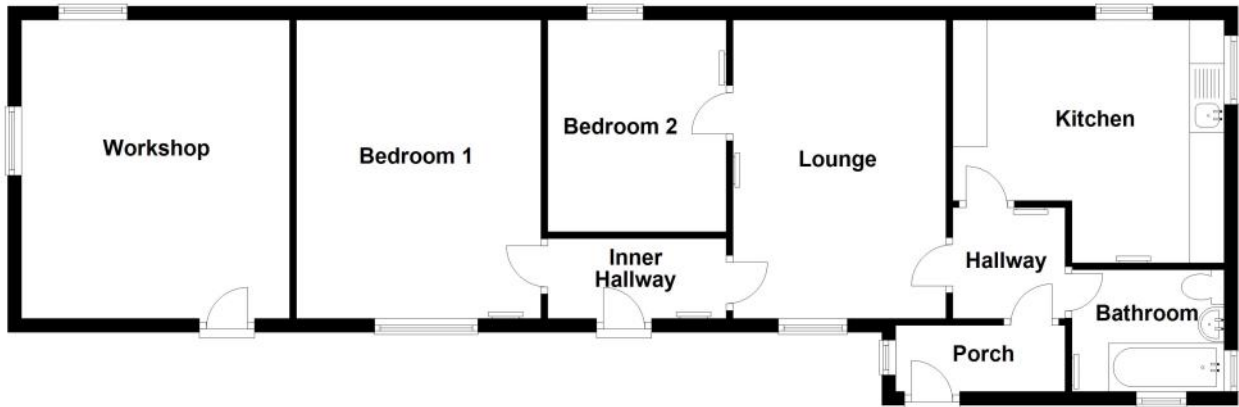
Fitted carpet. UPVC double glazed window. Radiator.

**Inner Hallway** 2.59m (8'6") x 1.16m (3'10")

Fitted carpet. Half glazed door to exterior. Door to bedroom 1. Radiator.

**Bedroom 1** 4.10m (13'5") x 3.55m (11'8")

Fitted carpet. Timber framed double glazed window. 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.

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