



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

**53A Garrabost, Point,  
Isle of Lewis, HS2 0PF  
Offers over £130,000**





## Kitchen/Dining Area

### *Description*

We offer this charming 3 bedroom family home and outbuilding situated in the village of Garrabost in Point on the Isle of Lewis. This well appointed property is presented to the market in walk in condition and is tastefully decorated throughout. Benefitting from UPVC double glazing and oil fired central heating. The property is further enhanced by a large open area currently utilised as an office on the first floor. This room could be used as a second lounge / living area or be converted into a fantastic, spacious bedroom. The property is welcoming, bright and airy and retains a cosy feel even though the main living areas are generously proportioned. Set within a good sized easily maintained 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 a short walk away, other village amenities include shop, post office and pier with sandy shore.



## Lounge

### *Directions*

Travelling out of Stornoway town centre passing the Council Offices along Sandwick road. Pass through the village of Sandwick and across the Braighe into Point. Pass through the villages of Aignish and Knock, and enter Garrabost. 53A is the first house on the left hand just beyond the football pitch. It is opposite the junction which leads to Bayble.

### **EPC BAND E**



## Bathroom



**Bedroom 1**



**Bedroom 2**



**Bedroom 3**



**Office**



**Rear Aspect**



**Outbuilding**



**Garden Grounds**



**View**

## Plan description

### Ground Floor

**Conservatory**                    **3.06m (10') x 1.11m (3'8")**  
Painted cement flooring. Metal frame, single glazed bay window with outlook onto front garden and into lounge and bedroom 1. Glazed door to front exterior. Door to hallway and.

**Hallway**                        **5.61m (18'5") x 2.00m (6'7")**  
Laminate flooring. Doors to bedroom 1, bedroom 2, bedroom 3, bathroom and lounge. Built in storage cupboard. Radiator. Hatch to loft.

**Bedroom 1**                      **4.11m (13'6") x 3.37m (11'1")**  
Laminate flooring. UPVC double glazed window. Radiator.

**Bedroom 2**                      **3.63m (11'11") x 2.23m (7'4")**  
Fitted carpet. UPVC double glazed window. Built in wardrobe. Radiator.

**Bedroom 3**                      **3.42m (11'3") x 2.93m (9'7")**  
Fitted carpet. UPVC double glazing window. Door to stairway to upper floor.

**Bathroom**                      **2.66m (8'9") x 1.71m (5'7")**  
Vinyl flooring. Textured window. White three piece bathroom suite comprising of WC, WHB and Bath housing electric shower.

**Lounge**                         **4.73m (15'6") x 3.69m (12'1")**  
Laminate flooring. UPVC double glazed window. Brick fireplace with tiled hearth suitable for electric fire. Radiator. Doors to hallway and kitchen.

**Kitchen**                         **4.50m (14'9") x 3.63m (11'11")**  
Vinyl flooring. UPVC double glazed windows. Fitted floor and wall units. Stainless steel sink. Space for white goods. Doors to rear cloakroom. Radiator.

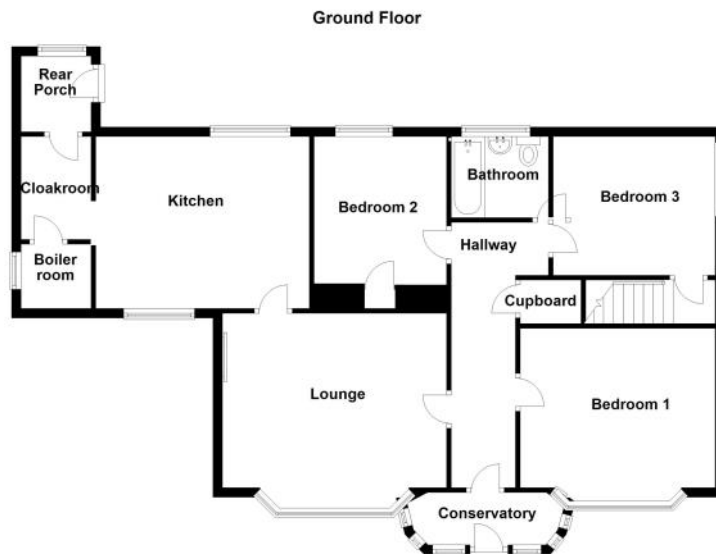
**Cloakroom**                      **2.17m (7'2") x 1.48m (4'10")**  
Vinyl flooring. Door rear porch and to boiler room. Steps down into rear porch.

**Boiler room**                    **1.48m (4'10") x 1.36m (4'6")**  
Vinyl flooring. UPVC double glazed window to side.

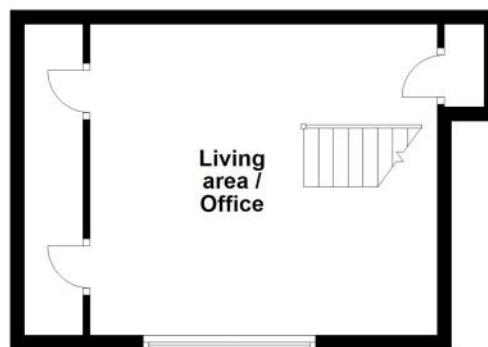
**Rear Porch**                    **1.60m (5'3") x 1.48m (4'10")**  
Cement flooring. Half glazed door to exterior. UPVC double glazed window.

### First Floor

**Living area/Office**            **4.93m (16'2") x 4.42m (14'6")**  
Laminate flooring. UPVC double glazed window. Three doors to eaves storage.



### 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. 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.