



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

**59 Newvalley, Stornoway,
Isle of Lewis, HS2 0DN
Offers over £148,000**





Kitchen

Description

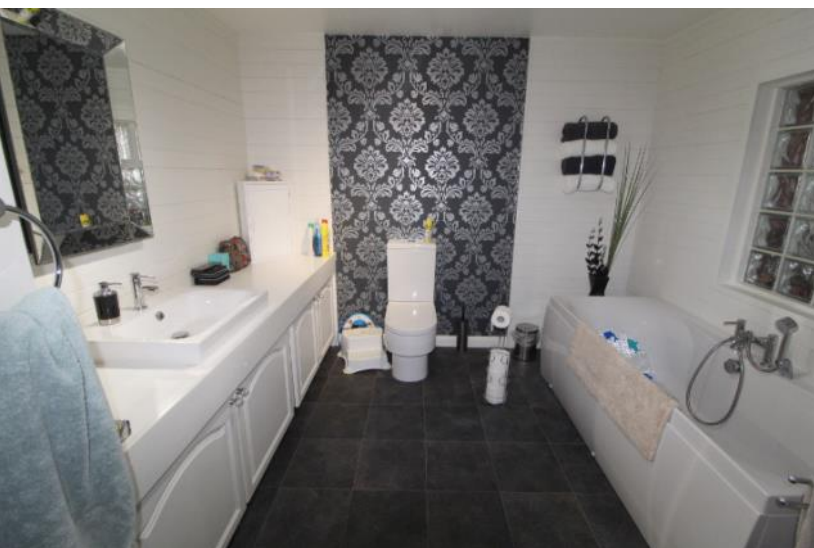
We offer for sale in a popular residential location this detached three bed roomed dwellinghouse. Offering well proportioned living accommodation over two floors the property is presented to the market in good decorative order benefiting from UPVC double glazing and electric storage and panel heaters. The property boasts nice sized, easily maintained garden grounds with off road parking to the side. Enjoying a peaceful countryside location the property is situated on the outskirts of Stornoway town centre with access to the amenities of the town centre, supermarkets, sports facilities and transport links only a few minutes drive away and the local primary school within a few minutes walking distance making this an ideal location for a busy family home.



Dining Area

Directions

Travelling out of Stornoway town centre passing the Western Isles Hospital take the second turning to your left along Laxdale to Newvalley. Follow the roadway for approximately 0.9 miles as the roadway bears to the left continue straight ahead and number 59 is the fourth house on the left hand side.



Bathroom

EPC BAND E



Lounge



Bedroom 1



Bedroom 2



Bedroom 3



Front Garden Grounds



Side Aspect and Rear Garden Grounds

Plan description

Porch 2.14m (7') x 1.70m (5'7")

Acrylic flooring. UPVC double glazed window. Door to exterior, hallway and utility. Built in storage cupboard.

Utility 2.43m (8') x 1.70m (5'7")

Fitted carpet. Fitted floor and wall units. Inset one bowl stainless steel sink. UPVC double glazed window. Internal window.

Hallway 6.92m (22'8") x 2.14m (7')

Laminate flooring. Doors to kitchen, lounge, bathroom and exterior. Storage heater.

Kitchen 4.19m (13'9") x 3.10m (10'2")

Laminate flooring. Two UPVC double glazed windows. Fitted floor and wall units. Acrylic one and a half bowl sink. Storage heater.

Lounge 4.43m (14'6") x 4.19m (13'9")

Laminate flooring. Patio door to exterior. Fireplace with tiled hearth and surround. Storage heater.

Bathroom 3.45m (11'4") x 2.91m (9'7")

Vinyl flooring. Textured internal window. White three piece bathroom suite comprising of WC, WHB and Bath. Shower cubicle housing electric shower. Heated towel rail.

Dining Room 4.62m (15'2") x 3.45m (11'4")

Laminate flooring. UPVC double glazed window. Built in storage space. Stairs to first floor. Storage heater.

First Floor

Hallway 5.36m (17'7") x 0.93m (3')

Fitted carpet. UPVC double glazed window. Doors to storage cupboard, bedroom 1, bedroom 2 and bedroom 3.

Bedroom 1 4.09m (13'5") x 3.53m (11'7")

Fitted carpet. Two UPVC double glazed windows. Built in wardrobes. Storage heater.

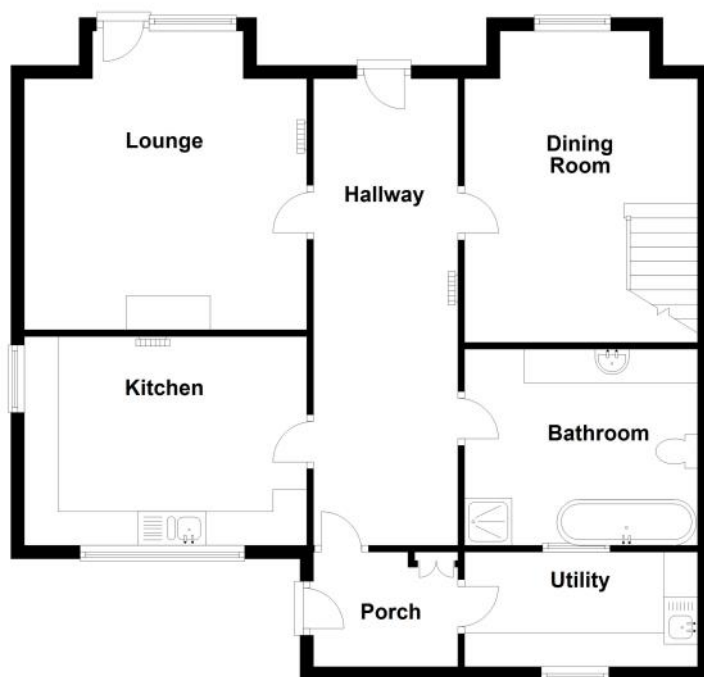
Bedroom 2 3.31m (10'10") x 3.08m (10'1")

Fitted carpet. UPVC double glazed window. Partially combed ceilings. Access to eves storage. Storage heater.

Bedroom 3 5.06m (16'7") x 4.00m (13'1")

Fitted carpet. Two UPVC double glazed windows. Partially combed ceilings. Access to eves storage. Access to loft.

Ground Floor



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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