



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

**60 Goathill Road, Stornoway,
Isle of Lewis, HS1 2NX**

Offers over £130,000





Kitchen



Description

In a sought after residential location of Stornoway we offer for sale a semi-detached two bedroom dwellinghouse. The property is presented to the market in good decorative order with a newly renovated kitchen and is fitted with UPVC double glazed windows and benefits from oil central heating. The subjects are bright and airy and provide comfortable living accommodation over two floors and has potential for further development to the attic, subject to local authority consents. The property is set within easily maintained garden grounds to the rear and a concrete driveway at the front of the property provides off road parking. Situated within a 10 minute walk of Stornoway town centre, primary school, secondary school and all civic amenities nearby making this an ideal first time buy or buy to let.

Directions

Travel out of Stornoway Town Centre, along James Street, turn left at roundabout onto Matheson Road, then at the crossroads and traffic lights turn right onto Goathill Road. Travel up Goathill Road and once you pass the Football Pitch on your right hand side and the junction on the left to Barony Square it is the 8th house on the left.

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Shower Room



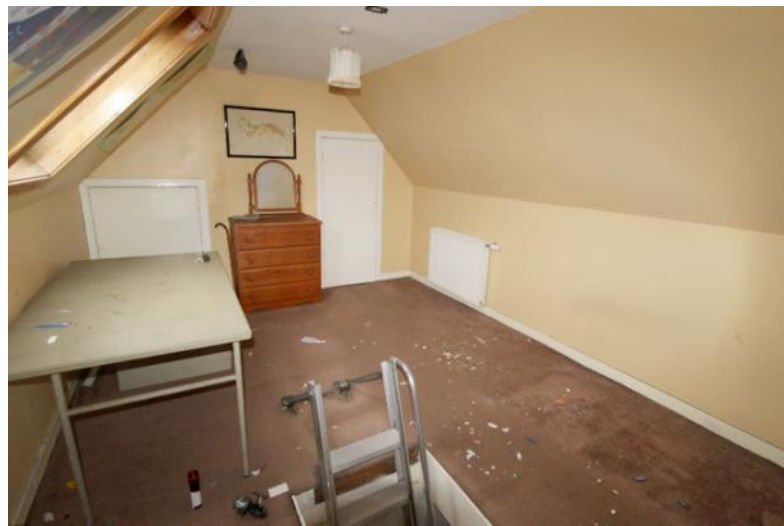
Bedroom 1



Bedroom 2



Lounge



Attic Room



Attic Room



Rear Aspect



Garden Grounds & Shed



Plan description

Ground Floor

Hallway 2.27m (7'5") x 1.59m (5'3")

Fitted carpet. Door to lounge and kitchen. Half glazed door to exterior. Understairs storage cupboard. Stairs to first floor. Radiator.

Kitchen 3.66m (12') x 2.54m (8'4")

Vinyl flooring. Door to rear exterior and hallway. UPVC double glazed window to rear. Fitted floor and wall units. Space for white goods. One bowl stainless steel sink. Radiator.

Lounge 6.06m (19'11") x 3.10m (10'2")

Fitted carpet. Door to hallway. Two double glazed UPVC windows, one to rear and front. Fireplace with brick surround and marble hearth housing a suitable electric fire. Radiator.

First Floor

Landing 1.94m (6'4") x 1.02m (3'4")

Fitted carpet. UPVC double glazed window. Door to shower room and bedrooms. Loft ladder to attic room.

Shower Room 1.94m (6'4") x 1.87m (6'2")

Vinyl flooring. Textured window. White WC & WHB. Shower cubicle housing electric shower. Radiator.

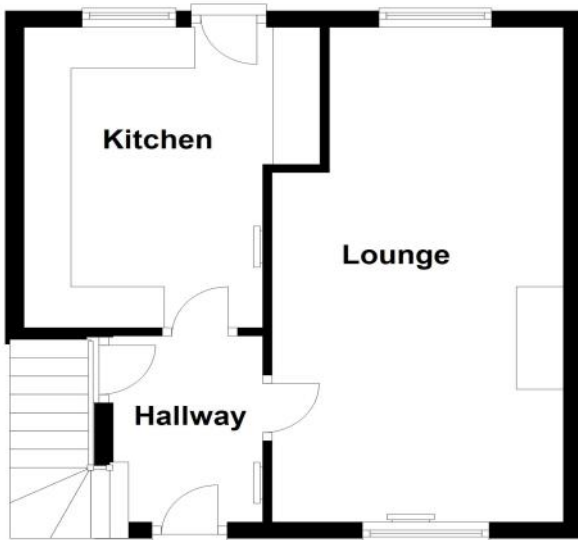
Bedroom 1 3.99m (13'1") x 3.09m (10'2")

Fitted carpet. UPVC double glazed window to front. Storage cupboard with two sliding doors. Radiator.

Bedroom 2 3.70m (12'2") x 2.94m (9'8")

Fitted carpet. UPVC double glazed window to rear. Radiator.

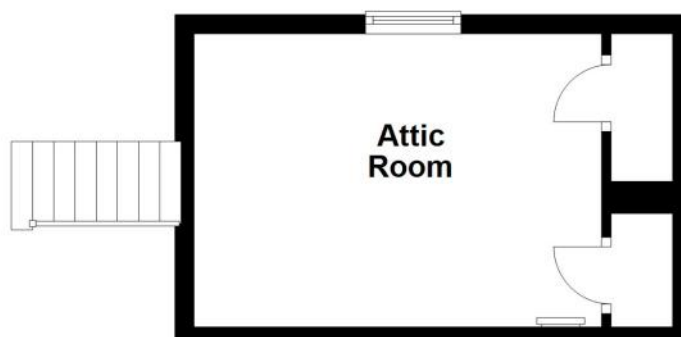
Ground Floor



First Floor



Second 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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