



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

**62 Lower Bayble, Point,
Isle of Lewis, HS2 0QA
Offers over £90,000**





Kitchen



Description

We offer for sale in a popular village setting this traditional style detached one bedroom dwellinghouse with outbuilding. The bright and airy property is presented to the market in good decorative order throughout and provides comfortable living accommodation. The property benefits from UPVC double glazing and storage heating and is further enhanced by a multifuel stove in the kitchen/dining area. Enjoying a peaceful village location the property is set within good sized garden grounds to both the front and the rear. Situated 6 miles from Stornoway town centre, on a regular bus route which allows convenient access to civic amenities of the town and is approximately 1.5 miles away from the primary school and approximately 2.5 miles away from the village shop at Knock.

Directions

Travelling out of Stornoway town centre passing the Council offices and along Sandwick Road onto Olivers Brae. Pass through Sandwick, past the airport and across the Braighe into the district of Point. Follow the main road and take the first turning to your right after the football pitch signposted for Lower Bayble. Follow this road and turn to the left at the 'T'-junction then continue along this road and then take the first turning to the left at the bus stop and number 62 is the first house on the left hand side.



Lounge

EPC BAND E



Bedroom 1



Study



Shower Room



Conservatory



Rear Aspect



Rear Garden Grounds & Outbuilding



Front Garden Grounds

Plan description

Conservatory 3.03m (9'11") x 2.35m (7'8")

Laminate flooring. UPVC double glazed windows. UPVC door to exterior. Half glazed door to hallway.

Hallway 2.76m (9'1") x 1.38m (4'6")

Fitted carpet. Door to bedroom 1 and study. Fifteen paned door to lounge. Half glazed door to conservatory. Storage heater.

Bedroom 1 3.44m (11'3") x 2.91m (9'6")

Fitted carpet. UPVC double glazed window. Three built in wardrobes. Electric storage heater.

Study 2.76m (9'1") x 2.06m (6'9")

Fitted carpet. Access to loft.

Lounge 3.89m (12'9") x 3.54m (11'7")

Fitted carpet. Two UPVC double glazed windows. Fireplace suitable for electric fire. Fifteen paned door to Kitchen/Dining Room.

Kitchen/Dining Room 5.77m (18'11") x 2.44m (8')

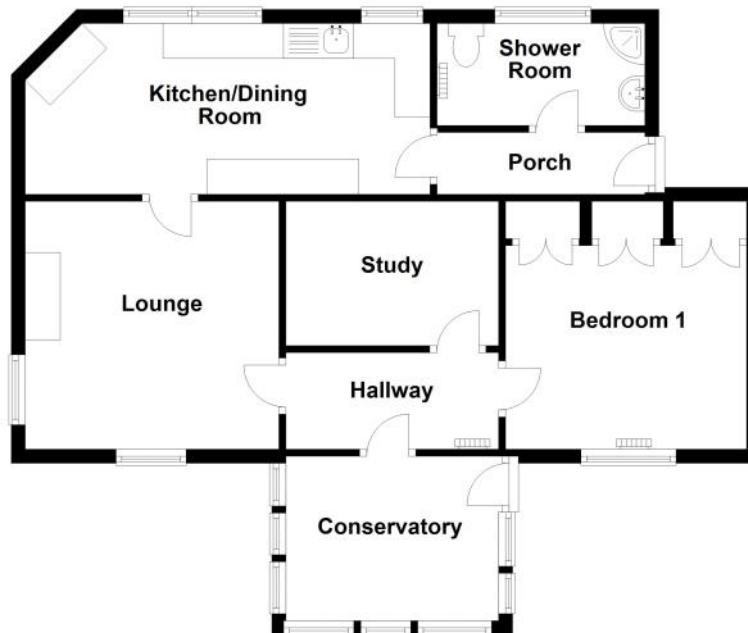
Tile effect flooring. Three UPVC double glazed windows. Fitted floor and wall units. One bowl stainless steel sink. Space for white goods. Multifuel stove. Fifteen paned door to porch.

Porch 2.96m (9'9") x 0.88m (2'11")

Tile effect flooring. Half glazed door to exterior. Door to shower room.

Shower Room 2.96m (9'9") x 1.46m (4'9")

Vinyl flooring. UPVC double glazed textured window. White WC & WHB. Shower cubicle housing electric shower. Storage heater.



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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