



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

**64 New Street, North Toltsa,
Isle of Lewis, HS2 0NJ
Offers over £120,000**





Kitchen



Description

In a quiet village setting we offer for sale this detached three bedroom dwellinghouse. The well appointed property offers good sized living accommodation and benefits from oil fired central heating and timber framed and UPVC double glazed windows. The property is set within a good sized garden area to the front and the rear with a good sized stone outbuilding and has off road parking to the side. Situated approximately 14 miles from Stornoway town centre the village of Tolsta lies on the east coast of Lewis boasting stunning white sandy shorelines, one of which is within a short walking distance of the subjects. The village amenities include community shop and post office which are all within a brief walking distance.



Lounge

Directions

Travelling out of Stornoway town centre passing the Western Isles hospital following the roadway take the second turning to your right hand side after the school and follow the main road for approximately 11 miles until you reach the village of Tolsta. Travelling through the village until you reach the war memorial turn to your right at the fork onto New Street. Travelling towards the end of the roadway number 64 is the 5th property on the right hand side.

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Bathroom



Shower Room



Utility



Bedroom 1



Bedroom 2



Bedroom 3



Dressing Room



Study

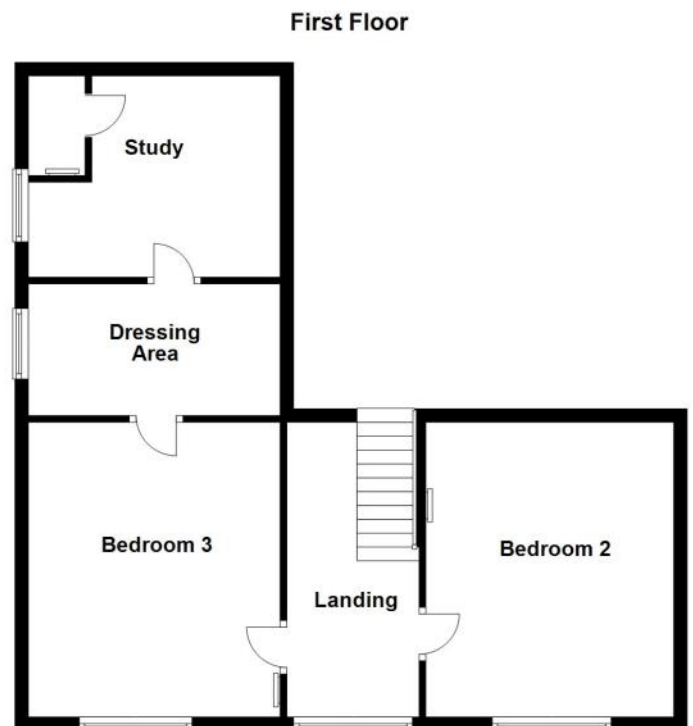


Outbuilding and Garden Grounds



Rear Aspect

View



Ground Floor

Porch 3.36m (11') x 0.77m (2'6")

Tiled flooring. Two UPVC double glazed window. Fifteen paned door to hallway. Door to exterior.

Hallway 2.00m (6'7") x 0.83m (2'9")

Fitted carpet. Doors to bedroom 1, lounge and bathroom. Stairs to first floor. Radiator.

Bedroom 1 6.28m (20'6") x 3.59m (11'9")

Fitted carpet. Three UPVC double glazed windows. Fireplace with tiled hearth and surround suitable for electric fire. Radiator.

Bathroom 2.85m (9'3") x 1.77m (5'8")

Tile effect flooring. Textured window. White three piece bathroom suite comprising of WC, WHB and Bath. Radiator.

Lounge 6.43m (21'1") x 4.39m (14'4")

Fitted carpet. Three UPVC double glazed windows. Fireplace with tiled hearth and surround. Radiator. Door to kitchen.

Kitchen 5.32m (17'6") x 3.90m (12'7")

Tiled flooring. Two timber framed windows. Fitted floor and wall units. Two ceramic sinks. Space for white goods. Built in storage cupboard. Door to utility. Radiator.

Utility 3.38m (11'1") x 2.78m (9'1")

Vinyl flooring. Two timber framed windows. Fitted floor units. One bowl stainless steel sink. Space for white goods. Built in storage cupboard. Door to shower room and exterior.

Shower Room 2.78m (9'1") x 1.40m (4'7")

Tiled flooring. Textured window. WC & WHB. Shower cubicle housing electric shower.

First Floor

Landing 4.40m (14'5") x 1.97m (6'6") plus 2.02m (6'7") x 2.02m (6'7")

Fitted carpet. UPVC double glazed window. Doors to bedroom 2 and bedroom 3.

Bedroom 2 4.40m (14'5") x 3.70m (12'2")

Fitted carpet. UPVC double glazed window. Radiator.

Bedroom 3 4.40m (14'5") x 3.76m (12'4")

Fitted carpet. UPVC double glazed window. Radiator. Door to dressing room.

Dressing Area 3.44m (11'4") x 1.97m (6'5")

Fitted carpet. UPVC double glazed window. Door to study.

Study 3.44m (11'4") x 3.36m (11')

Fitted carpet. UPVC double glazed window. Storage cupboard. Radiator.



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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