



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

**69 New Street, North Tolsta,**  
**Isle of Lewis, HS2 0NJ**

**Offers over £125,000**





**Lounge**



**Kitchen**

***Description***

We offer for sale in a popular village location this substantial detached three bedroomed dwellinghouse and outbuilding. The property is presented to the marked in good decorative order throughout and benefits from UPVC double glazing and night storage heating. Located approximately 14 miles from Stornoway town centre the property enjoys a peaceful location overlooking open countryside views. The local post office and shop are all within a brief walking distance of the subjects whilst some of the islands most outstanding sandy beaches are within a few minutes drive.



**Bathroom**

***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. Number 69 is the second house on the left.

EPC BAND F



**Bedroom 1**



**Bedroom 2**



**Bedroom 3**



**Utility**



**Rear Aspect**



**Outbuilding**



**Polytunnel**



**Rear Garden Grounds**

## Plan description

**Porch** 2.80m (9'2") x 1.46m (4'9")  
Vinyl flooring. Five timber framed windows. Half glazed door to exterior. Four paned door to hallway.

**Bedroom 1** 4.08m (13'5") x 3.69m (12'1")  
Fitted carpet. UPVC double glazed window. Multifuel stove. Storage cupboard housing electricity metres. Storage heater.

**Hallway** 4.62m (15'2") x 1.98m (6'6")  
Fitted carpet. Openings to lounge and dining room. Two steps to mid landing. Door to bathroom. Stairs to first floor. Storage heater.

**Bathroom** 2.93m (9'7") x 1.74m (5'8")  
Vinyl flooring. Textured window. White three piece bathroom suite comprising of WC, WHB and Bath. Heated towel rail.

**Lounge** 4.25m (13'11") x 4.08m (13'5")  
Fitted carpet. UPVC double glazed window. Open fire with tiled hearth and surround. Storage heater. Door to kitchen.

**Kitchen** 4.83m (15'10") x 3.52m (11'7")  
Vinyl flooring. Two UPVC double glazed windows. Fitted floor and wall units. Belfast sink. Space for white goods. Storage heater. Opening to utility. Opening to larder.

**Utility Area** 3.29m (10'10") x 2.50m (8'3")  
Vinyl flooring. UPVC double glazed window. Built in cupboard. Space for white goods. Half glazed door to exterior. Access to loft.

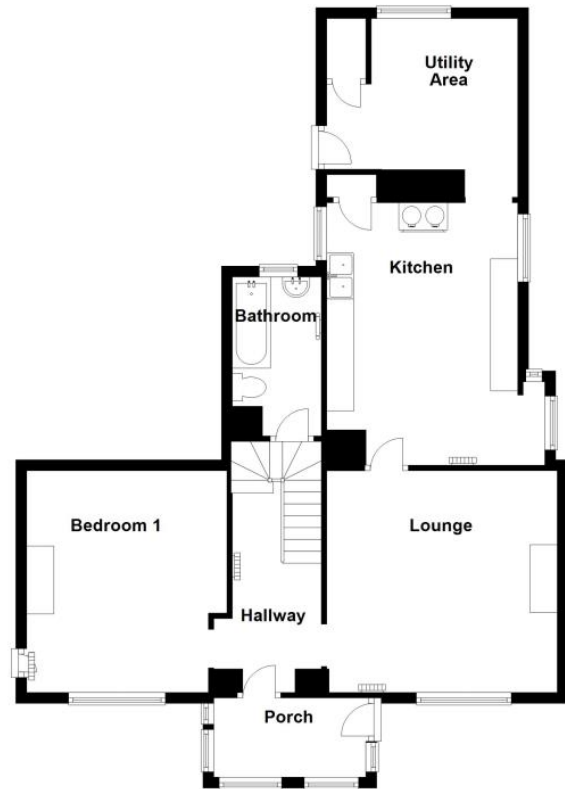
## First Floor

**Landing** 2.12m (6'11") x 1.64m (5'4")  
Fitted carpet. Velux window. Doors to bedroom one and two.

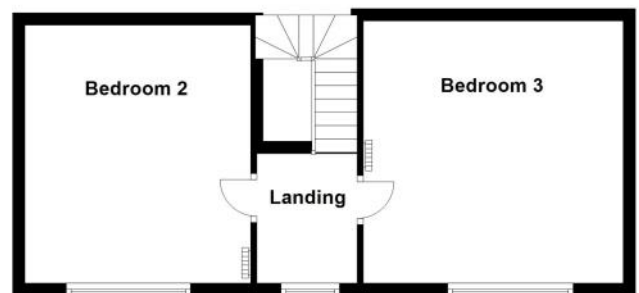
**Bedroom 2** 4.21m (13'10") x 3.69m (12'1")  
Fitted carpet. UPVC double glazed window. Storage heater.

**Bedroom 3** 4.28m (14'1") x 4.25m (13'11")  
Fitted carpet. UPVC double glazed window. Storage heater. Feature fireplace surround.

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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