



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

**71 Seaforth Road, Stornoway,  
Isle of Lewis, HS1 2SQ**

**Offers over £85,000**





**Kitchen**



***Description***

We offer for sale this first floor two bed roomed flat in a convenient location of Stornoway town. Presented to the market in good decorative order throughout and benefiting from UPVC double glazing and gas fired central heating. The well appointed property provides nicely proportioned living accommodation as well as good sized garden grounds to the rear of the property. Situated in a residential location which is within a brief walking distance of Stornoway town centre, supermarket, schools, sports facilities and the shorelines of Sandwick Bay. This property would be an excellent first time buy or buy to let property.

***Directions***

Travelling out of Stornoway town centre passing the Nicolson Institute along Sandwick Road. Take the first turning to your right after the roundabout & filling station onto Seaforth Road. Travel along this road and number 71 is the third last property before the turning into Caberfeidh road and is located opposite the MG Alba offices.

**EPC BAND D**



**Lounge**



**Bedroom 1**



**Bedroom 2**



**Bathroom**



**Rear Aspect**



**Garden Grounds**

## Plan description

**Porch** 1.12m (3'8") x 1.02m (3'4")  
Tiled flooring. Half glazed door to exterior. Glazed door to hallway.

**Hallway** 3.58m (11'9") x 1.02m (3'4")  
Wooden flooring. Doors to bedroom 1, bedroom 2, bathroom and lounge. Radiator,

**Bedroom 1** 3.15m (10'4") x 2.81m (9'3")  
Wooden flooring. UPVC double glazed window. Storage cupboard. Radiator.

**Bedroom 2** 3.69m (12'1") x 3.52m (11'7")  
Wooden flooring. UPVC double glazed window. Two built in wardrobes. Radiator.

**Bathroom** 2.07m (6'10") x 1.74m (5'9")  
Wooden flooring. Textured window. White three piece bathroom suite comprising of WC, WHB and Bath housing electric shower. Heated towel rail.

**Lounge** 4.80m (15'9") x 3.67m (12')  
Fitted carpet. UPVC double glazed window. Space for electric fire. Storage cupboard. Radiator. Sliding doors to kitchen.

**Kitchen** 3.76m (12'4") x 3.29m (10'10")  
Concrete flooring. Double doors to exterior. Fitted floor and wall units. One bowl stainless steel sink. Radiator.



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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