



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

**75 Leurbost, Lochs, Isle of Lewis,
HS2 9NU**

Offers over £145,000





Kitchen/Dining Area



Description

The opportunity has arisen to obtain this detached three bedroomed dwellinghouse with large outbuilding in a popular village location. The spacious property provides well proportioned living accommodation across two floors and benefits from UPVC double glazing and oil fired central heating with a multi fuel stove in the lounge. The property boasts a lawned garden to both the front and the side with a concrete driveway leading to the doorstep which provides plenty parking. The large outbuilding to the rear benefits from a three phase electricity connection therefore would be an ideal workshop and store. Enjoying a peaceful location in the traditional village of Leurbost the property is situated approximately 9 miles from Stornoway town centre. Local amenities which are situated approximately 2 miles away include healthcare, shop, filling station and primary school.

Directions

Travelling out of Stornoway town centre passing the Co-op superstore, take the first turning to your left hand side at the roundabout and follow the road for approximately 7 miles until you reach the village of Leurbost. Take the first turn to your left hand side after the filling station. Travelling through the village for approximately 2 miles number 75 is approximately the 4th property to your left after the turning to the Community Centre

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Bathroom



Utility



Bedroom 1



Bedroom 2



Bedroom 3





Loft Room



Rear Aspect



Driveway/Parking Space



Garden Grounds



Rear Garden Area



Outbuilding

Plan description

Ground Floor

Porch 1.00m (3'3") x 0.96m (3'2")
Tiled flooring. UPVC door to exterior. Opening to hallway.

Hallway 3.71m (12'2") x 1.76m (5'9")
Laminate flooring. Doors to utility, kitchen/dining room, bathroom, lounge and inner hallway. Radiator.

Utility 2.88m (9'5") x 1.55m (5'1")
Vinyl flooring. UPVC double glazed window. Space for white goods.

Kitchen/Diner 6.54m (21'5") x 3.41m (11'2")
Vinyl flooring. Three UPVC double glazed windows. Fitted floor and wall units. One bowl stainless steel sink. Space for white goods. Radiator.

Bathroom 2.73m (8'11") x 2.13m (7')
Vinyl flooring. Textured window. Three piece bathroom suite comprising of WC, WHB and Bath. Shower cubicle housing electric shower. Radiator.

Lounge 4.93m (16'2") x 4.58m (15')
Fitted carpet. UPVC double glazed window. Multifuel stove. Two radiators.

Inner Hallway 1.51m (5') x 0.98m (3'3")
Fitted carpet. Door to bedroom 1 and storage cupboard. Stairs to first floor.

Bedroom 1 4.07m (13'4") x 3.50m (11'6")
Fitted carpet. UPVC double glazed window. Radiator. Two built in wardrobes.

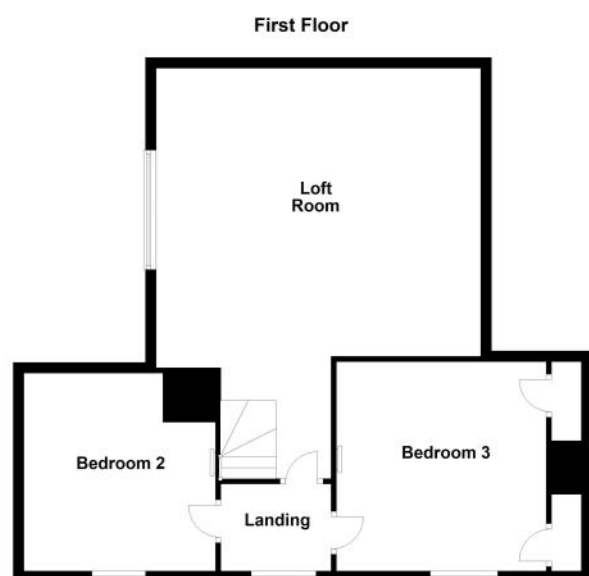
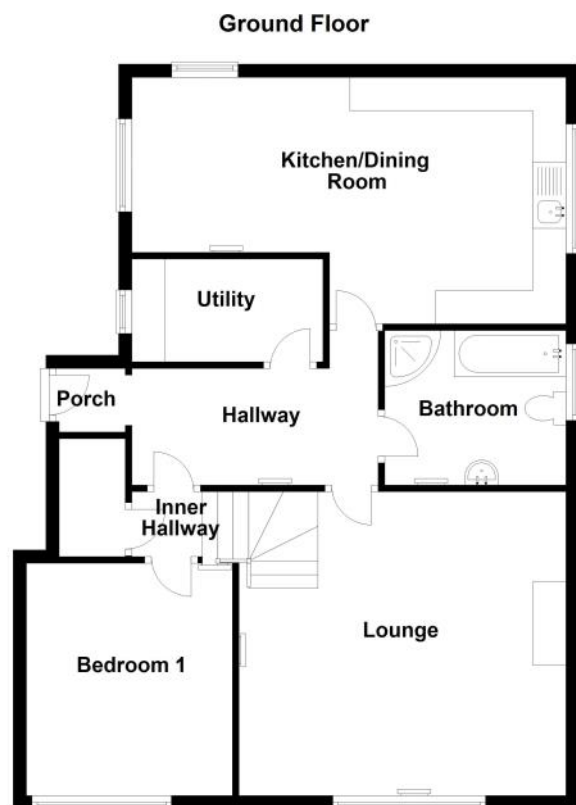
First Floor

Landing 2.05m (6'9") x 1.62m (5'4")
Fitted carpet. Velux window. Doors to bedroom 2, bedroom 3 and loft room.

Bedroom 2 3.69m (12'1") x 3.57m (11'9")
Fitted carpet. Velux window. Radiator. Partially combed ceiling.

Bedroom 3 3.91m (12'10") x 3.69m (12'1")
Fitted carpet. Velux window. Two built in wardrobes. Radiator. Partially combed ceiling.

Loft Room 7.65m (25'1") x 6.05m (19'10")
Floored and insulated. Velux window. Combed ceilings.





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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