



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

8 New Shawbost, Isle of Lewis,
HS2 9BG

Offers over £60,000





Kitchen



Description

Offered for sale is the tenancy and permanent improvements on the croft at 8 New Shawbost. The permanent improvements comprise of a traditional styled 2 bedroomed bungalow. Benefitting from timber framed double glazed windows and storage heaters. Located in a traditional crofting township, within a brief distance of hillside walks and the Atlantic coastline on the westside of Lewis approximately 17 miles from Stornoway town centre. There is a local primary school nearby whilst there are village shops, a filling station and restaurants in the neighbouring villages.

Sale subject to Crofting Commission approval

Directions

Travelling out of Stornoway town centre passing the Western Isles Hospital follow the main roadway travelling north across the Barvas Moor. At the village of Barvas take the first turning to your left after the filling Station and travel for approximately 6 miles until you reach the village of Shawbost. Travelling through the village passing the church take the first turning to your left. Travel along the road and number 8 is approximately the 5th house on the left hand side.



Lounge

EPC BAND F



Bathroom



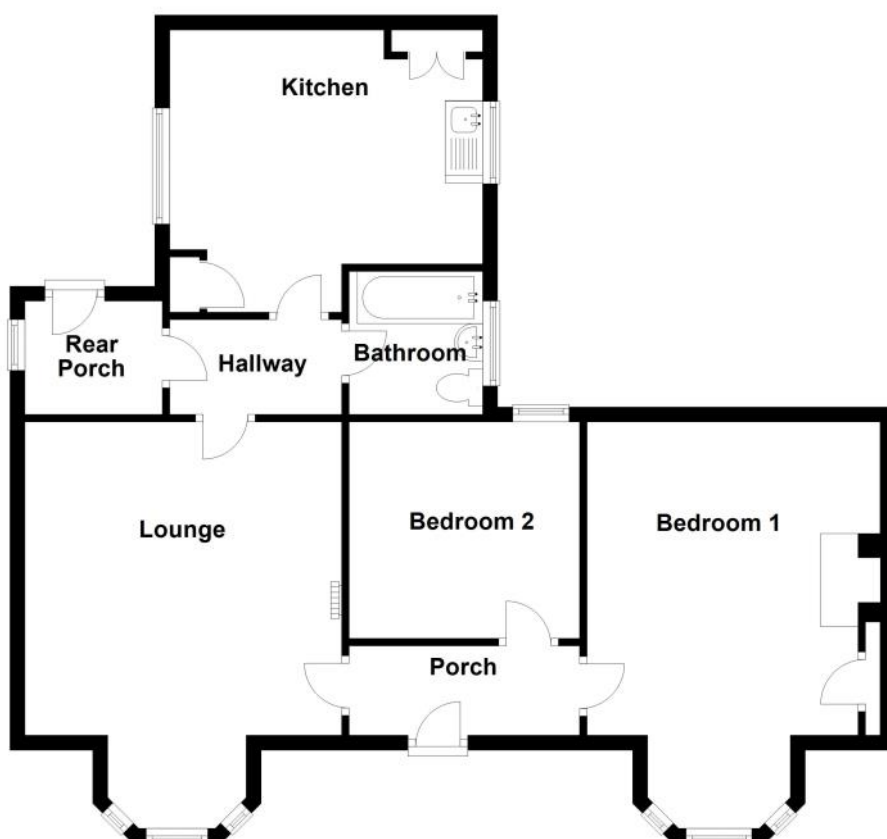
Bedroom 1



Bedroom 2



Garden Grounds



Plan description

Porch 3.09m (10'2") x 1.20m (3'11")

Doors to lounge, bedroom one and bedroom two. Glazed door to exterior. Access to loft.

Bedroom 1 5.25m (17'3") x 2.00m (6'7")

Wooden flooring. Three timber framed double glazed windows. Fireplace with tiled hearth and surround. Door to cupboard.

Bedroom 2 3.09m (10'2") x 2.20m (7'3")

Wooden flooring. Timber framed double glazed window. Double glazed window.

Lounge 5.25m (17'3") x 3.14m (10'4")

Fitted carpet. fireplace, electric storage heater, Three double glazed windows. Storage heater. Fireplace with tiled hearth and surround. Door to hallway. door to:

Hallway 2.31m (7'7") x 1.27m (4'2")

Vinyl flooring. Doors to utility, kitchen and bathroom.

Bathroom 1.92m (6'4") x 1.79m (5'10")

Vinyl flooring. Textured window. Three piece bathroom suite comprising of WC, WHB and bath.

Kitchen 4.28m (14') x 3.79m (12'5")

Vinyl flooring. Two double glazed windows. twoStorage cupboard, 2 2 storage cupboards. One bowl ceramic sink.

Rear Porch 2.22m (7'3") x 1.52m (5')

Vinyl flooring. Timber framed window. Half glazed door to exterior.

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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