



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

**9A Aignish, Point, Isle of Lewis,
HS2 0PB**

Offers over £175,000





Dining Room through to Kitchen



Kitchen through to Dining Room



Lounge

Description

We offer for sale this substantial detached three bedroom dwellinghouse with integral garage, providing spacious living accommodation the property would provide an excellent family home. Benefiting from UPVC double glazing and oil fired central heating with an open fire in the lounge. Set within easily maintained garden grounds with a driveway providing ample off road parking Situated approximately 4 miles from the amenities of Stornoway town centre this popular location for a family home enjoys a peaceful countryside setting with access to nearby beaches only a few minutes drive away. The village shop is within a brief walking distance and the primary school is approximately 2½ miles away.

Directions

Travelling out of Stornoway town centre passing the council offices travel along Sandwick Road, through the village of Sandwick passing the airport and across the Braighe. Take the first turning on the left hand side signposted for Aignish. Follow the road for approximately 0.3 miles bearing left and 9A is the second property on your right hand side.

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Bedroom 1



Bedroom 2



Bedroom 3



Study



Shower Room



Sun Room



Side aspect



Garden Grounds and View

Plan description

Hallway 7.00m (23') x 5.66m (18'7")
Wooden flooring. Doors to exterior, study, bedroom 1, 2, 3, shower room, kitchen and utility. Sliding door to shower room. Double doors to dining room. Radiator.

Shower Room 2.29m (7'6") x 2.27m (7'5")
Tiled flooring. Textured window. WC and WHB. Shower cubicle housing mixer shower. Heated towel rail.

Bedroom 1 4.24m (13'11") x 3.38m (11'1")
Fitted carpet. UPVC double glazed window. Radiator.

Bedroom 2 4.24m (13'11") x 3.03m (9'11")
Fitted carpet. UPVC double glazed window. Radiator.

Bedroom 3 4.24m (13'11") x 2.71m (8'11")
Fitted carpet. UPVC double glazed window. Radiator.

Shower Room 2.57m (8'5") x 1.11m (3'8")
Laminate flooring. WC and WHB. Shower cubicle housing electric shower.

Utility Area 2.71m (8'11") x 1.34m (4'5")
Laminate flooring. Space for white goods. Built in shelving.

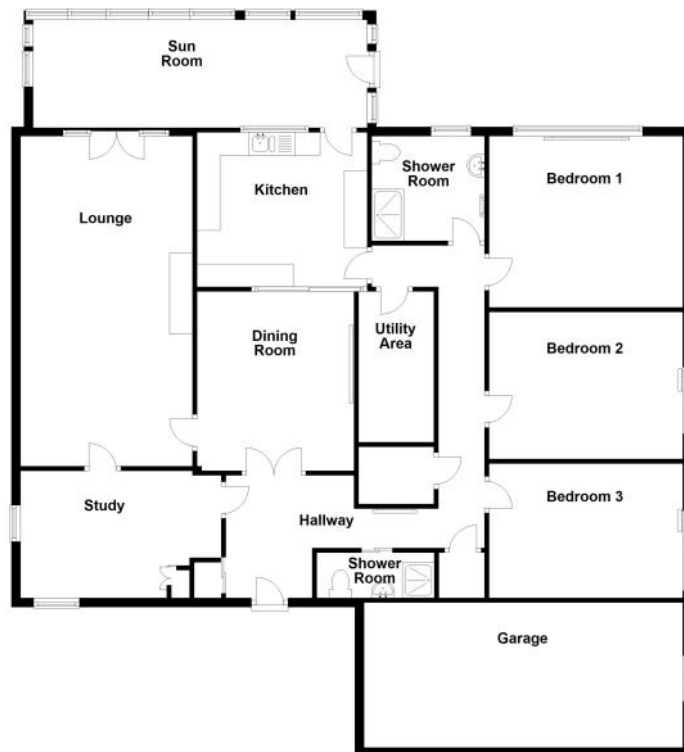
Kitchen 3.72m (12'2") x 3.38m (11'1")
Wooden flooring. Internal window through to sun room. Fitted wall and floor units. One and a half bowl stainless steel sink. Opening to dining room. Door to sun porch. Space for white goods.

Sun Room 7.15m (23'6") x 2.37m (7'9")
Vinyl flooring. Twelve UPVC double glazed windows allowing three aspects. Glazed door to exterior.

Study 4.55m (14'11") max x 2.10m (6'11")
Fitted carpet. Two UPVC double glazed windows. Built in storage cupboard. Eight paned door to lounge.

Dining Room 3.43m (11'3") x 3.35m (11')
Wooden flooring. Eight paned door to lounge. Opening to kitchen. Radiator.

Lounge 6.77m (22'3") x 4.36m (14'4")
Wooden flooring. Two UPVC double glazed windows. Sliding glass door to exterior. Ten paned double doors to sun room. Ten paned windows to side. Fireplace with wooden surround. 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.

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