



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

**Aros, 1 Callanish, Isle of Lewis,
HS2 9DY**

Offers in the region of £210,000





Kitchen



Description

The opportunity has arisen to obtain this well proportioned appealing four bedroomed family bungalow situated in a peaceful location boasting picturesque open views over Loch Ceann Hulabhaig and the surrounding hillsides. Benefiting from oil fired central heating and double glazing throughout the property is warm, comfortable and welcoming. The well appointed property is in excellent condition and provides comfortable living accommodation making it a perfect family home. Set within easily maintained garden areas to both the front and rear with a gravelled driveway leading to the outbuilding and parking area. The property is situated in a popular village location approximately 15 miles from Stornoway town centre. Village amenities include; the famous Callanish stones and Visitor Centre with café while the neighbouring village of Breasclete provides Primary School and Community hall.

Directions

Travel out of Stornoway town centre passing the Co-op superstore and take the first turning to your left at the roundabout. Travel along this road for approximately 7 miles until you reach the village of Leurbost and take the turning on your right after the filling station. Continue along this road for approximately 7 miles until you reach the village of Callanish. Then take the turning to the left hand side signposted for the Callanish Stones visitor centre. Aros is the first property on the right hand side.

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Lounge area



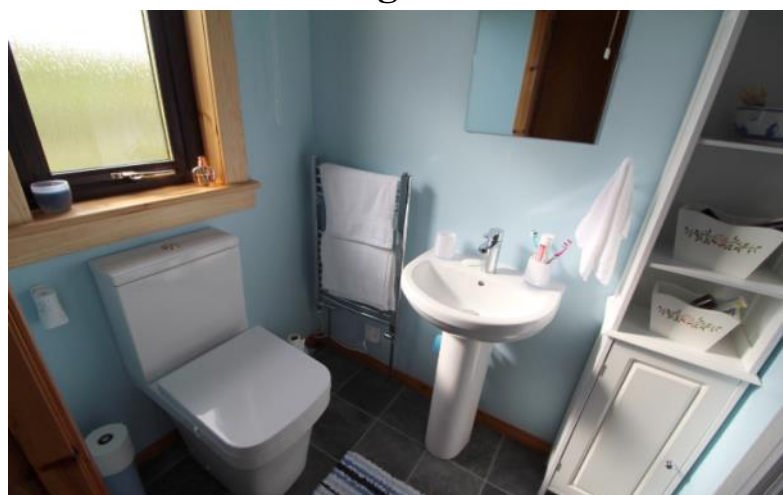
Lounge



Dining Room



Bedroom 1



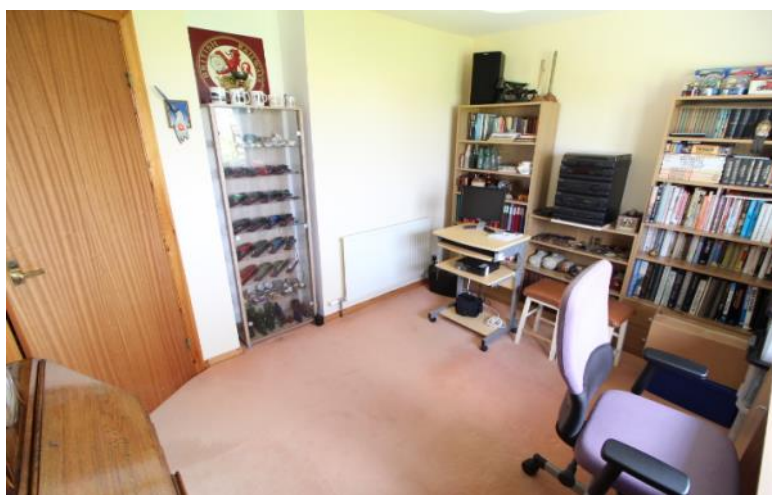
Bedroom 1 En-Suite Shower Room



Bedroom 2



Bedroom 3



Bedroom 4



Bathroom



Utility



Exterior



Rear Garden Grounds



Front Garden Grounds



View

Porch **1.70m (5'7") x 1.18m (3'10")**
Ceramic tiled flooring. Glazed door to hallway. Side light windows. Glazed door to exterior.

Hallway **2.62m (8'7") x 1.89m (6'3")**
Laminate flooring. Doors to bedroom 1, bedroom 2, bedroom 3, bedroom 4, bathroom, lounge, dining room, lounge area and porch. Two storage cupboards. Radiator.

Bedroom 1 **4.02m (13'2") x 3.45m (11'4")**
Fitted carpet. UPVC double glazed window. Two built in wardrobes. Radiator. Door to en-suite.

En-suite Shower Room **2.38m (7'10") x 1.18m (3'11")**
Vinyl flooring. Double glazed textured window. White WC and WHB. Shower cubicle housing electric shower. Heated towel rail.

Bedroom 2 **3.45m (11'4") x 2.93m (9'7")**
Fitted carpet. UPVC double glazed window. Two built in wardrobes. Radiator.

Bedroom 3 **3.41m (11'2") x 2.99m (9'10")**
Fitted carpet. UPVC double glazed window. Storage cupboard. Radiator.

Bedroom 4 **3.03m (9'11") x 2.16m (7'1")**
Fitted carpet. UPVC double glazed window. Storage cupboard. Radiator. Telephone socket.

Bathroom **3.03m (9'11") x 2.37m (7'9")**
Ceramic tiled flooring. Double glazed textured window. White three piece bathroom suite comprising of WC, WHB and Corner Bath. Shower Cubicle housing electric shower. Radiator.

Lounge **6.01m (19'9") x 5.36m (17'7")**
Reclaimed Canadian maple flooring. Fitted carpet. Large UPVC double glazed window. Multifuel stove. Two radiators.

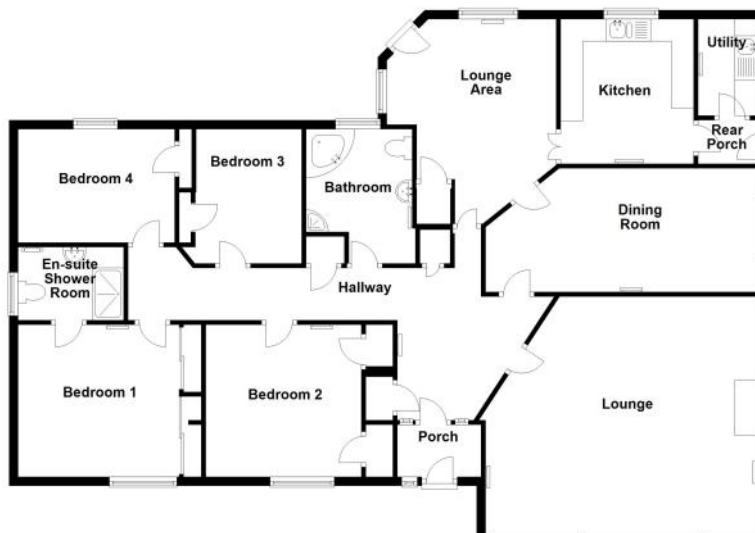
Dining Room (potential 5th bedroom) **4.86m (15'11") x 2.80m (9'2")**
Fitted carpet. UPVC double glazed window. Doors to lounge area and hallway. Radiator.

Lounge Area **4.49m (14'9") x 3.09m (10'2")**
Tiled effect flooring. Two UPVC double glazed windows. Built in storage cupboard. Glazed door leading out onto the rear decked patio area. Radiator.

Kitchen **3.73m (12'3") x 2.96m (9'8")**
Tile effect flooring. UPVC double glazed window. Fitted floor and wall units. Integrated one and a half bowl stainless steel sink. Bi-fold glazed doors leading to lounge area. Fifteen paned door to rear porch. Radiator.

Rear Porch **1.62m (5'4") x 0.99m (3'3")**
Laminate flooring. Door to exterior. Door to utility.

Utility **2.61m (8'7") x 1.55m (5'1")**
Laminate flooring. UPVC double glazed window. Fitted floor and wall units. Integrated one bowl stainless steel sink. Plumbed for washing machine. Radiator.





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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