



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

**Capercaille Cottage, Outend,
Isle of Scalpay, HS4 3YG**

Offers in the region of £150,000





Kitchen



Lounge/Dining Area



Bathroom

Description

Offered for sale on the picturesque Island of Scalpay is this detached, traditional style, three bedroom dwellinghouse. Presented to the market in excellent decorative order throughout and benefiting from UPVC double glazing with oil fired central heating. Set within easily maintained garden grounds with decked area perfect for enjoying the stunning view. Located on the peaceful island of Scalpay the property enjoys views across the bay to the hills of Harris. Local amenities include village shop and café nearby, whilst approximately 8 miles away is the town of Tarbert which also provides a range of amenities including, restaurants, school, healthcare and travel links.

Directions

Travelling from Stornoway, follow the main road for Tarbert. From Tarbert follow the roadway signposted for Scalpay. On crossing the bridge at the 'T'-junction turn to your left. Follow this roadway, passing through the main town of Scalpay, bearing left at the Playpark heading for Outend. Travel approximately 0.8 miles then take the right hand turning signposted for Aird Aghanais. Capercaille cottage is the 5th property on the left hand side.

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Bedroom 1



Bedroom 2



Bedroom 3



Shower Room



Utility Area



Side Aspect and Garden Grounds



View

Plan description

Hallway 7.42m (24'4") x 1.40m (4'7")

Wood effect vinyl flooring. UPVC window. Exterior door. Doors to Bedroom 1, Bedroom 2, Bedroom 3 and Shower Room. Fifteen panned door to lounge. Radiator. Access to loft.

Bedroom 1 4.37m (14'4") x 3.34m (11')

Laminate flooring. Large UPVC window overlooking front garden. Radiator.

Bathroom 2.69m (8'10") x 1.39m (4'7")

Wood effect vinyl flooring. Three piece bathroom suite comprising of WC, WHB and Bath housing power shower. Radiator.

Bedroom 2 2.80m (9'2") x 1.94m (6'4")

Laminate flooring. UPVC window. Radiator.

Bedroom 3 2.87m (9'5") x 2.72m (8'11")

Laminate flooring. UPVC internal window looking through to Utility Area. Radiator.

Shower Room 2.43m (8') x 1.70m (5'7")

Wood effect vinyl flooring. UPVC textured window. Shower cubicle housing power shower. White WC and WHB. Radiator.

Lounge 4.46m (14'8") x 3.88m (12'9")

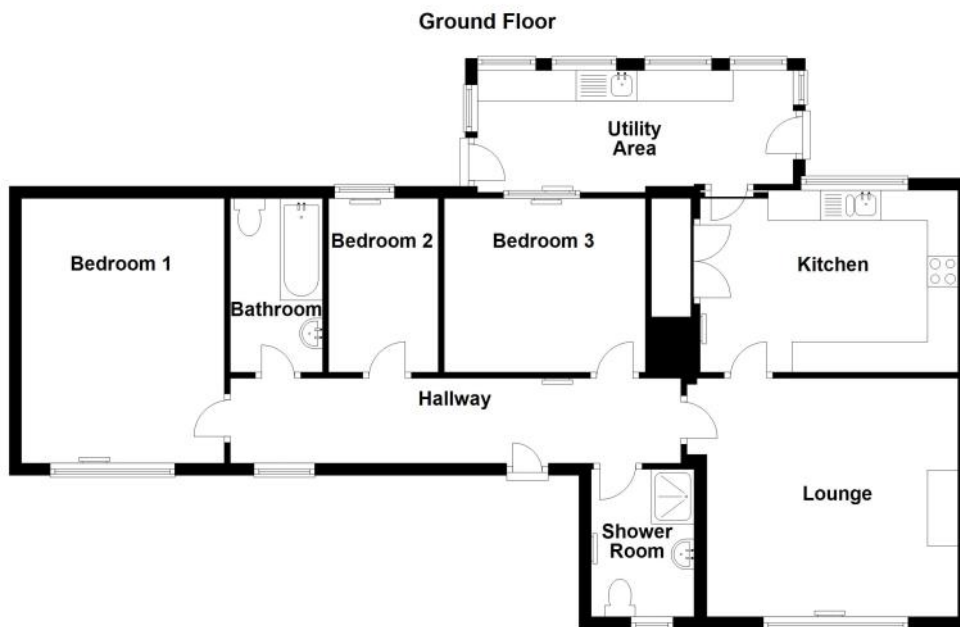
Engineered wood flooring. Large UPVC window overlooking front garden grounds. Open fireplace with wooden surround and tiled hearth. Door to kitchen. Radiator.

Kitchen 3.96m (13') x 3.00m (9'10")

Engineered wood flooring UPVC window. Fitted floor and wall units. One and a half bowl stainless steel sink. Tiled splashback. Space for white goods. Built in storage cupboard. Half glazed door to utility room. Radiator. Access to large loft storage area, accessed via wooden pull down stair.

Utility Area 5.20m (17'1") x 1.87m (6'2")

Vinyl flooring. 6 UPVC windows. Fitted worktop. One bowl stainless steel sink. Two half glazed doors to exterior. Space for whitegoods. Built in storage space. 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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