



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

**Farstad, Lower Bayble,  
Isle of Lewis, HS2 0QA  
Offers over £230,000**







## Kitchen/Dining Area



### *Description*

Offered for sale is this this four bedroom detached bungalow and outbuilding. This outstanding modern home is decorated neutrally throughout giving the opportunity for the purchaser to put their own stamp on it. The living spaces are airy and generous with a particularly expansive open plan kitchen/dining area which is ideal for entertaining. The property benefits from UPVC double glazing throughout and oil fired central heating. Set within a good sized garden with a decked area with a high wooden fence to the rear which is perfect for relaxing in the quiet and peaceful surroundings with plenty privacy and shelter. Situated approximately 6 miles from Stornoway town centre the property enjoys a peaceful countryside location with primary school, pier, beach and play park all within a brief walking distance of property making this a popular location for a family home.



### *Directions*

Travel out of Stornoway town centre passing the Council Offices and along Sandwick Road. Continue along Olivers Brae, through Sandwick and Parkend and across the Braighe into the district of Point. Pass through the village of Aiginish and onwards into Garrabost. Take the first right heading down towards the school and Bayble beach. After the school, take the road to the right which leads into Lower Bable. Farstad is the second house on the right hand side.

*EPC BAND C*





**Lounge**



**Hallway**



**Bedroom 1**



**Bedroom 2**



**Bedroom 3**







**Office/Bedroom 4**



**Bathroom**



**Bedroom 1 en-suite shower room**



**Exterior**



**Garden Grounds**



**Rear Aspect & Decked Area**

## Plan description

**Porch** 1.47m (4'10") x 1.23m (4')  
Tiled flooring. Glazed door to exterior. Fifteen paned door to hallway. Storage cupboard.

**Hallway** 3.36m (11') x 1.94m (3'4") and 7.75m (25'4") x 1.04m (3'4")  
Laminate flooring. Doors to lounge, kitchen/dining room, bathroom, bedroom 1, bedroom 2, bedroom 3 and bedroom 4. Two large built in storage cupboards.

**Lounge** 5.46m (17'11") x 4.47m (14'8")  
Laminate flooring. UPVC double glazed window. Wall mounted flame effect electric fire. Radiator.

**Kitchen/Dining Room** 5.72m (18'9") x 4.78m (15'8")  
Laminate flooring. Two UPVC double glazed windows. Fitted floor and wall units. One and a half bowl stainless steel sink. Integrated appliances. Range oven and hob. Extractor fan. Dwarf wall separating the kitchen from the dining room. Two radiators.

**Utility** 3.06m (10') x 1.99m (6'6")  
Laminate flooring. UPVC double glazed window. Fitted floor units. One bowl stainless steel sink. Door to exterior. Door to WC.

**WC** 1.99m (6'6") x 1.06m (3'6")  
Tiled flooring. UPVC double glazed window. WC & WHB.

**Bathroom** 3.16m (10'4") x 1.84m (6'1")  
Tiled flooring. UPVC double glazed textured window. White three piece bathroom suite comprising of WC, WHB and Bath. Shower cubicle housing mains shower.

**Bedroom 1** 4.34m (14'3") x 3.32m (10'11")  
Laminate flooring. UPVC double glazed windows. Two fitted wardrobes. Door to en-suite. Radiator.

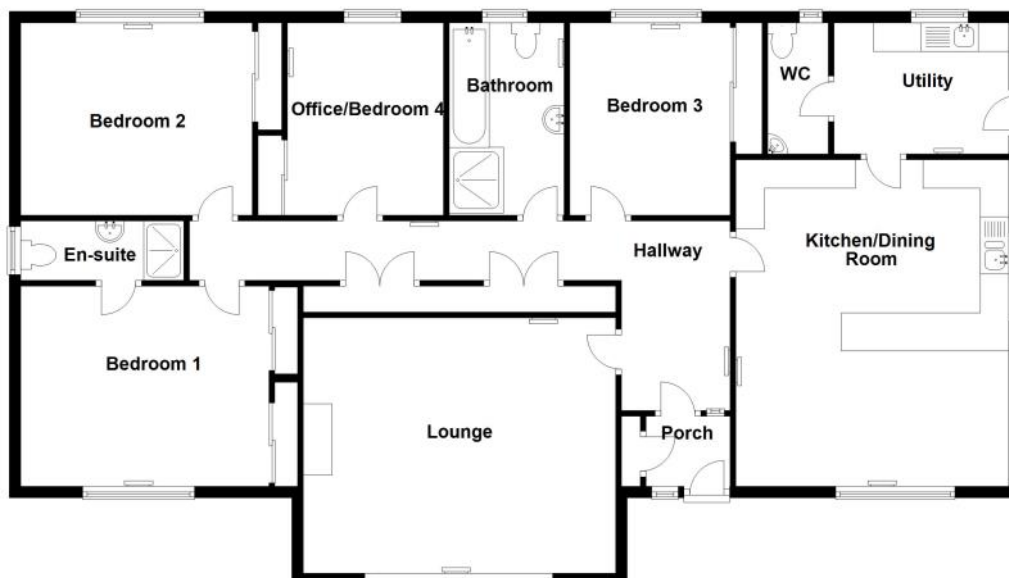
**En-suite** 2.85m (9'4") x 1.04m (3'5")  
Tiled flooring. WC, WHB and shower cubicle housing electric shower.

**Bedroom 2** 4.05m (13'3") x 3.21m (10'7")  
Fitted carpet. UPVC double glazed window. Fitted wardrobe. Radiator.

**Bedroom 3** 2.94m (9'8") x 3.16m (10'4")  
Laminate flooring. UPVC double glazed window. Fitted wardrobe. Radiator.

**Office/Bedroom 4** 2.67m (8'9") x 3.17m (10'5")  
Laminate flooring. UPVC double glazed window. Fitted wardrobe. Radiator.

**Garage/Workshop**  
Divided internally into 3.30m(10'8") x 4.01m (13'2") 2.69m (8'9") x 4.01m (13'2")





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.

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