



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

**Ferry View, 21 East Street,  
Sandwick, Isle of Lewis, HS2 0AG**

**Offers over £170,000**





## Kitchen

### *Description*

In a sought after residential location on the outskirts of Stornoway town centre we offer for sale this appealing detached four bedroomed dwellinghouse. The property, which provides comfortable living accommodation over two floors benefits from UPVC double glazed windows and oil fired central heating with a multifuel stove in the lounge. The property is situated approximately 2 miles from Stornoway town centre within easy access of shops, supermarkets schools and civic amenities. The tenancy of the croft extending to approximately 0.35ha is also offered for sale on a separate negotiation and is located at the rear of the property.



## Lounge Area

**Sale of the croft subject to crofting commission approval.**

### *Directions*

Travelling out of Stornoway town centre passing the council office travel straight through at the roundabout along Sandwick Road. Continue to travel along this road for approximately 1 mile until you reach East Street. Ferry View is the 5th house on the right hand side.

**EPC BAND D**



## Bathroom



**Bedroom 1**



**Bedroom 2**



**Bedroom 3**



**Bedroom 4**



**Shower Room**



**Rear Porch**



**Rear Aspect**



**Garden Grounds**

## Plan description

### Ground Floor

**Porch** 2.14m (7') x 0.90m (2'11")  
Tiled flooring. Four paned door to hallway. Half glazed door to exterior. Stairs to first floor.

**Hallway** 3.93m (12'11") x 1.13m (3'9")  
Vinyl flooring. Doors to lounge, storage cupboard, bedroom 1, bedroom 2, bathroom and lounge area. Four paned door to inner hallway. Two radiators.

**Lounge** 4.65m (15'3") x 3.58m (11'9")  
Fitted carpet. UPVC double glazed window. Fireplace with tiled hearth and surround housing multifuel stove. Radiator.

**Inner Hallway** 2.30m (7'6") x 1.20m (3'11")  
Tiled flooring. Door to kitchen and storage cupboard. Four paned door to utility area. Radiator.

**Kitchen/Dining Room** 4.79m (15'8") x 3.62m (11'10")  
Vinyl flooring. Two UPVC double glazed windows. Fitted floor and wall units. One and a half bowl stainless steel sink. Space for white goods. Radiator.

**Rear Porch** 2.31m (7'7") x 1.79m (5'10")  
Tiled flooring. UPVC double glazed window. Storage cupboard. Half glazed door to exterior.

**Bathroom** 2.08m (6'10") x 1.92m (6'4")  
Vinyl flooring. Textured window. White three piece bathroom suite comprising of WC, WHB and Bath Radiator.

**Bedroom 1** 2.61m (8'7") x 1.79m (5'10")  
Vinyl flooring. UPVC double glazed window. Built in storage cupboard.

**Bedroom 2** 3.55m (11'8") x 2.94m (9'8")  
Vinyl flooring. UPVC double glazed window. Built in storage cupboard. Radiator.

**Lounge Area** 3.22m (10'7") x 2.31m (7'7")  
Vinyl flooring. UPVC double glazed window. Radiator. Door to exterior decked area.

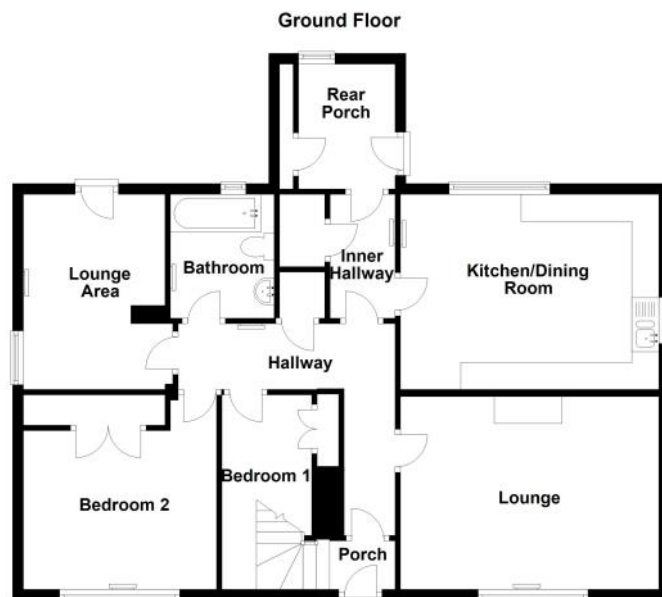
### First Floor

**Landing** 2.81m (9'2") x 1.93m (6'4")  
plus 1.05m (3'5") x 1.05m (3'5")  
Vinyl flooring. Doors to Bedroom 3, Bedroom 4 and Shower Room.

**Bedroom 3** 4.29m (14'1") x 2.86m (9'5")  
Vinyl flooring. UPVC double glazed window. Built in storage cupboard. Radiator.

**Shower Room** 2.21m (7'3") x 1.80m (5'11")  
Vinyl flooring. White WC and WHB. Shower cubicle housing electric shower. Radiator.

**Bedroom 4** 4.30m (14'1") x 3.15m (10'4")  
Vinyl flooring.. UPVC double glazed window. Radiator. Large storage cupboard.



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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