



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

**Flat 5, 32 Scotland Street,  
Isle of Lewis, HS1 2JR**

**Offers over £85,000**







**Lounge**



**Kitchen**



*Description*

We offer for sale in a convenient location of Stornoway this one bedroomed top floor flat. The well proportioned apartment offers comfortable living accommodation and benefits from timber framed double glazed windows and gas fired central heating. Set within a block of six apartments the property is accessed via a communal stairwell, to the rear there is a small shared garden with drying green. Situated within Stornoway town centre the subjects enjoy easy access to all the amenities of the town centre with supermarkets and sports facilities only a few minutes walking distance. Ideal first time buy or buy to let investment.

*Directions*

Travelling along Scotland street from the junction with Kenneth street until you reach the third junction to your left hand side for Plantation Road. Number 32 is situated immediately after this junction on the left hand side. One entering the communal stairwell proceed up to the top floor and it is the door on the left hand side.

*EPC BAND D*



**Kitchen**



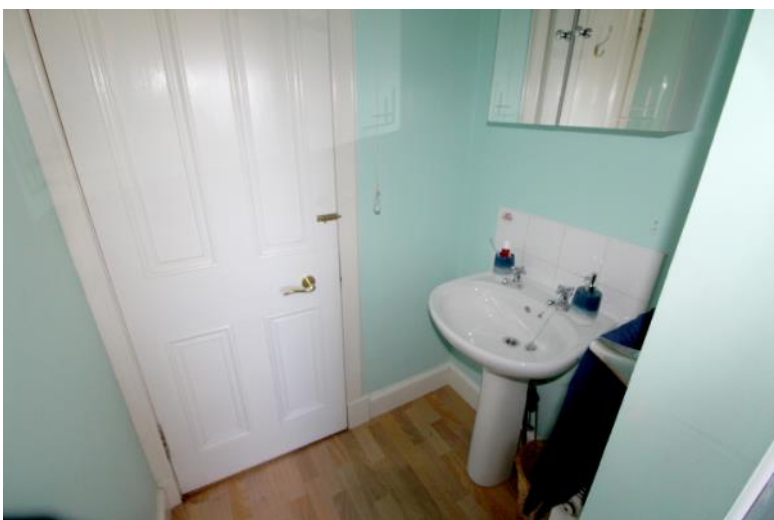
**Bedroom**







**Bathroom**



**Rear Aspect, Drying Area, Car Parking and Outbuilding**

**Hall**                    **1.45m (4'9") x 1.13m (3'8")**  
Laminate flooring. Doors to bathroom, kitchen and bedroom.

**Bathroom**            **2.93m (9'7") x 1.45m (4'9")**  
Vinyl flooring. Textured window. White three piece bathroom suite comprising of WC, WHB and bath housing electric shower. Radiator.

**Kitchen**                **3.26m (10'8") x 2.56m (8'5")**  
Vinyl flooring. Two velux windows. Fitted floor and wall units. One bowl stainless steel sink. Space for white goods. Storage cupboard. Door to lounge.

**Lounge**                **3.86m (12'8") x 3.26m (10'8")**  
Fitted carpet. Timber framed double glazed window. Radiator.

**Bedroom 1**            **3.86m (12'8") x 3.23m (10'7")**  
Fitted carpet. Timber framed double glazed window. Two built in storage cupboards. 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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