



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

**Goathill Farm Cottage, Sand Street,
Stornoway, Isle of Lewis, HS1 2UD**

Offers over £165,000





Kitchen/Dining Area

Description

The rare opportunity has arisen to obtain this unique three bedroom detached dwelling house with outbuilding situated in a sought after residential location in Stornoway. Presented to the market in walk-in condition, this property has been developed over the years boasting modern fixtures and fittings throughout. Benefitting from oil fired central heating and UPVC double glazed windows. The property is surrounded by well maintained mature garden grounds extending to 1.27 Acres. The location allows all the benefits of town living with schools, shops and all civic amenities all within a brief walking distance whilst retaining a feeling of countryside living.



Lounge

Directions

Travel out of Stornoway town centre heading north along Cromwell Street and Bayhead. Travel straight ahead at the first roundabout and at the second roundabout, turn right. Travel up Perceval Road and take the third turning to your left onto Sand Street. Travelling down the street take the first turning on your right hand side onto the farm track and turn left, continue until you reach Goathill Farm Cottage.



Bathroom

EPC BAND E



Bedroom 1



Bedroom 1 en-suite



Bedroom 2



Bedroom 3



Side aspect



Rear aspect and garden grounds



Front aspect and garden grounds



Outbuilding

Plan description

Porch **3.38m (11'1") x 1.79m (5'10")**
Tiled flooring. Four timber framed windows. Half glazed door to exterior. Fifteen paned door to hallway. Built in storage space. Radiator.

Hallway **4.53m (14'10") x 1.79m (5'10")**
Fitted carpet. Two timber framed windows. 15 paned doors to kitchen and lounge. Door to bathroom. Step to kitchen. Laminate flooring step to lounge. Radiator.

Lounge **5.08m (16'8") x 4.40m (14'5")**
Laminate flooring. Two large UPVC double glazed windows. Two Velux windows. Fireplace with tiled hearth and wooden surround. Patio doors to garden grounds. Radiator.

Bathroom **3.39m (11'1") x 1.82m (6')**
Tiled flooring. UPVC double glazed window. White three piece bathroom suite comprising of WC, WHB and Bath housing mixer shower. Built in storage cupboard plumbed for washing machine. Heated towel rail.

Kitchen **4.94m (16'2") x 4.66m (15'3")**
Laminate flooring. Two UPVC double glazed cottage windows. Fitted wall and floor units. One bowl stainless steel sink. Space for white goods. Radiator.

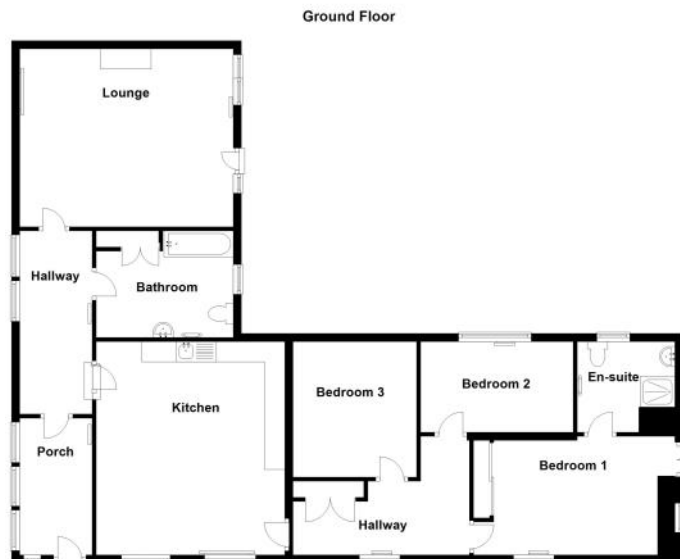
Hallway **4.46m (14'8") x 1.55m (5'1")**
Laminate flooring. UPVC double glazed window. Built in storage cupboard. Doors to bedroom 1, bedroom 2 and bedroom 3. Radiator.

Bedroom 1 **2.58m (8'6") x 2.00m (6'7")**
Fitted carpet. Two UPVC double glazed windows allowing two aspects. Built in storage cupboard. Patio doors to garden. Door to en-suite. Radiator.

En-suite **2.36m (7'9") x 2.02m (6'7")**
Tiled flooring. Textured window. White WC and WBH. Shower cubicle housing electric shower. Heated towel rail.

Bedroom 2 **3.77m (12'4") x 2.36m (7'9")**
Fitted carpet. UPVC double glazed window. Radiator.

Bedroom 3 **3.27m (10'7") x 3.47m (11'4")**
Fitted carpet. UPVC double glazed window. 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.

Ken MacDonald & Co is a trading name of Ken MacDonald & Co Limited, a company registered in Scotland. Company Registration Number: SC434629 VAT No: 671154544 Registered Office address and list of Directors as above.

Ken Macdonald & Co
Solicitors & Estate Agents
Stornoway, Isle of Lewis, HS1 2DP
Tel 01851 704040 www.kenmacdonaldproperties.co.uk