



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

**Kemerton, Shulishader, Point,
Isle of Lewis, HS2 0PU**

Offers over £95,000





Kitchen



Lounge



Shower Room

Description

We offer for sale this well appointed two bedroomed dwelling-house in the village location of Shulishader. Redecoration and modernisation of the fixtures and fittings would be beneficial thus allowing the successful purchaser to create a home suited to their own taste and requirements. Benefitting from UPVC double glazing throughout and heated by the means of storage heaters. The property is situated on the east coast of Lewis the village of Shulishader is located approximately 8 miles from Stornoway town centre providing easy access to the town centre, sport facilities and transport links whilst the local school is within two miles. The location provides easy accessibility to all amenities whilst benefiting from the peace of the surrounding countryside with seaviews towards Broadbay.

Directions

Travelling out of Stornoway town centre passing the Council offices, follow the roadway passing the airport and across the Braighe into the district of Point. Pass through the villages of Aignish and Garrabost until you reach the village of Shulishader, Kemerton is approximately the forth property on your right hand side.

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Bedroom 1



Bedroom 2



Utility



Store Room



Rear Porch



Front Garden Grounds

Plan description

Porch 1.65m (5'5") x 1.62m (5'4")
Laminate flooring. Textured half glazed door to hallway and exterior. Two textured windows.

Hallway 3.85m (12'7") x 1.95m (6'5")
Laminate flooring. Doors to bedroom 1, lounge, shower room and kitchen. Storage heater.

Bedroom 2 4.33m (14'3") x 3.53m (11'7")
Fitted carpet. UPVC double glazed window.

Bedroom 1 3.53m (11'7") x 2.94m (9'8")
Fitted carpet. UPVC double glazed window. Built in storage cupboard. Storage heater.

Shower Room 2.98m (9'10") x 1.85m (6'1")
Acrylic flooring. Textured window. WC, WHB and shower cubicle housing electric shower. Storage heater.

Kitchen/Diner 3.85m (12'7") x 3.65m (12')
Window to side, Doors to store room and bedroom two. Sliding door to utility. Storage heater.

Lounge 4.14m (13'7") x 4.05m (13'3")
Fitted carpet. Three UPVC double glazed windows allowing three aspects. Storage heater.

Store Room 2.62m (8'7") x 1.85m (6'1")
Laminate flooring. Built in storage space/shelving. Door to rear porch.

Rear Porch 2.81m (9'3") x 2.24m (7'4")
Acrylic flooring. Two UPVC double glazed windows. Door to exterior.

Utility 3.59m (11'9") x 1.53m (5')
Laminate flooring. UPVC double glazed window. Fitted wall and floor units. Inset one bowl stainless steel sink.

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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