



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

**Lyngbo, 30A Breasclete,  
Isle of Lewis, HS2 9EF**

**Offers over £190,000**





## Kitchen/Dining Room



### ***Description***

The opportunity has arisen to obtain this well proportioned four bedroomed family bungalow situated in a scenic location with its elevated position boasting picturesque open views over Loch Roag an Ear and the surrounding Uig hillsides. Presented to the market in excellent decorative order throughout the property provides spacious living accommodation with ample built in storage making it an ideal family home. The property is also further enhanced from UPVC double glazing and oil fired central heating. The property is accessed via a driveway which allows off road parking and is set within good sized easily maintained garden grounds to both the front and the rear with views of the surrounding countryside. Situated approximately 18 miles from Stornoway town centre the property enjoys a peaceful village setting with nearby amenities including community centre and primary school whilst the neighbouring village of Callanish provides the famous Callanish Stones and Visitor Centre with café.



### ***Directions***

Travelling out of Stornoway town centre passing the Co-op superstore take the first turning to the left at the roundabout. Follow the main road for approximately 7 miles until you reach Leurbost and take the first turning to your right after Cameron Terrace and follow the road passing through Achmore, Lochganvich, Garynahine and Callanish until you reach Breasclete. Proceed through the village passing the School, and carry on along the road until you see the sign for Breasclete Pier on your left, proceed beyond this and then take the right hand turning. Lyngbo is the fifth property to the right hand side.

*EPC BAND D*



**Bedroom 1**



**Bedroom 2**



**Bedroom 3**



**Bedroom 4**



**Lounge**



**Lounge View**



**Shower Room**



**Bathroom**



**Utility**



**Garden Grounds**

## Ground Floor

### Utility Room 2.92m (9'7") x 2.36m (7'9")

Fitted carpet. Two UPVC windows allowing two aspects. Half glazed UPVC exterior door. Fitted floor units. One bowl stainless steel sink. Plumbed for washing machine and tumble dryer. Space for fridge freezer. Door to dining kitchen/dining room.

### Kitchen/Dining Room 5.28m (17'4") x 4.17m (13'8")

Laminate flooring. Two UPVC windows overlooking garden. Fitted floor and wall units. Stainless steel sink. Space for white goods. Built-in storage cupboards housing water tank. Oil boiler. Dining area. Door to hallway. Radiator.

### Hallway 4.50m (14'9") x 1.79m (5'10")

Fitted carpet. Two radiators. Two storage cupboards. Doors to lounge, porch, shower room, bathroom and bedrooms. Loft access.

### Lounge 5.30m (17'5") x 4.12m (13'6")

Fitted carpet. Patio doors overlooking views. Two radiators.

### Porch 1.78m (5'10") x 1.71m (5'7")

Fitted carpet. Half glazed UPVC exterior door. Large UPVC double glazed picture window overlooking garden and views. Radiator.

### Shower Room 2.60m (8'6") x 1.80m (5'11")

Laminate flooring. Textured window. White WC & WHB. Shower cubicle housing electric shower. Radiator.

### Bedroom 1 3.47m (11'5") x 2.63m (8'8")

Fitted carpet. UPVC double glazed window. Radiator.

### Bathroom 2.60m (8'6") x 1.68m (5'6")

Tiled effect flooring. Textured window. White three piece bathroom suite comprising of WC, WHB & Bath. Radiator.

### Bedroom 2 4.30m (14'1") x 2.70m (8'10")

Fitted carpet. UPVC double glazed window. Radiator.

### Bedroom 3 3.54m (11'7") x 3.50m (11'6")

Fitted carpet. UPVC double glazed window. Built in wardrobes. Radiator.

### Bedroom 4 3.51m (11'6") x 3.12m (10'3")

Fitted carpet. UPVC double glazed window. Built in wardrobe. 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.

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](http://www.kenmacdonaldproperties.co.uk)***