



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

**Lynghaugen, 3 Kiln Ridge,
Stornoway, Isle of Lewis, HS1 2TY**

Offers over £195,000

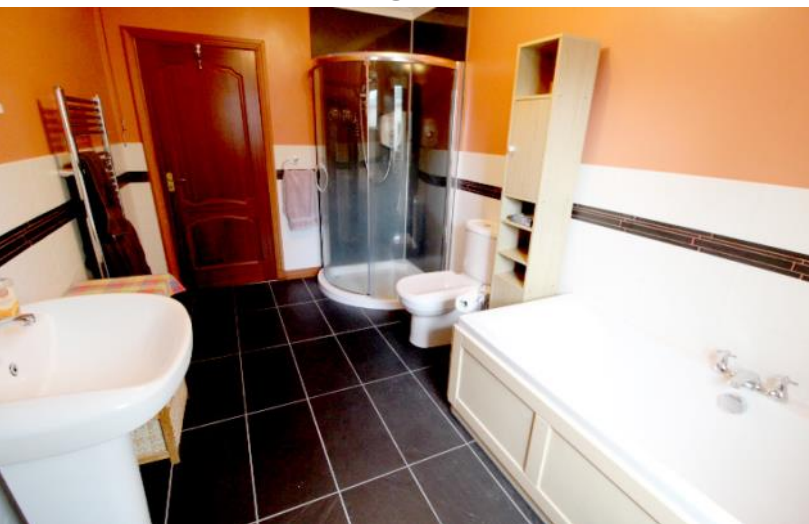




Kitchen



Dining Room



Bathroom

Description

The opportunity has arisen to obtain this substantial detached three bedroomed dwellinghouse with garage. The property provides good sized living accommodation and benefits from timber framed double glazing and oil fired central heating. Whilst some modernisation of the fixtures and fittings may be beneficial the subjects are presented in good decorative order throughout. The property enjoys a peaceful location whilst being situated on the outskirts of the town centre. Amenities including supermarkets, healthcare, both primary and secondary schools, sports facilities, transport links and access to the beautiful Lews Castle Grounds are all within a brief walking distance making this the ideal location for a busy family home.

Directions

Travelling out of Stornoway town centre passing the Co-op superstore take the second exit at the roundabout, travelling straight through. Take the first turning to your left onto Stewart Drive and follow the roadway to the top of the hill. Lynghaugen is situated at the very top of the hill on the right hand side.

EPC BAND E



Bedroom 1



En-Suite Shower Room



Bedroom 2



Bedroom 3



Utility Room



Garage



Rear Aspect & Garden Grounds



Front Garden Grounds

Plan description

Ground Floor

Porch 1.33m (4'4") x 1.18m (3'10")

Laminate flooring. Half glazed door to hallway. Side light. Half glazed door to exterior.

Hallway 7.98m (26'2") x 2.00m (6'7")

Laminate flooring. Door to lounge, dining room, kitchen, bathroom, bedroom 1, bedroom 2 and bedroom 3. Two Storage cupboards. Access to loft.

Lounge 5.30m (17'5") x 4.62m (15'2")

Fitted carpet. Timber framed double glazed window. Brick fire-place suitable for electric fire. Radiator.

Dining Room 3.91m (12'10") x 2.00m (6'7")

Fitted carpet. Timber framed double glazed window. Radiator,

Bathroom 3.91m (12'10") x 2.35m (7'8")

Tiled flooring. Textured window. White three piece bathroom suite comprising of WC, WHB and Bath. Shower cubicle housing shower. Heated towel rail.

Kitchen 4.62m (15'2") x 2.72m (8'9")

Laminate flooring. Timber framed double glazed window. Fitted floor and wall units. Two bowl stainless steel sink. Radiator. Door to utility.

Utility 2.75m (9') x 1.81m (5'9")

Tiled flooring. UPVC double glazed window. Fitted floor and wall units. Space for white goods. Door to exterior.

Bedroom 1 4.03m (13'2") x 3.91m (12'10")

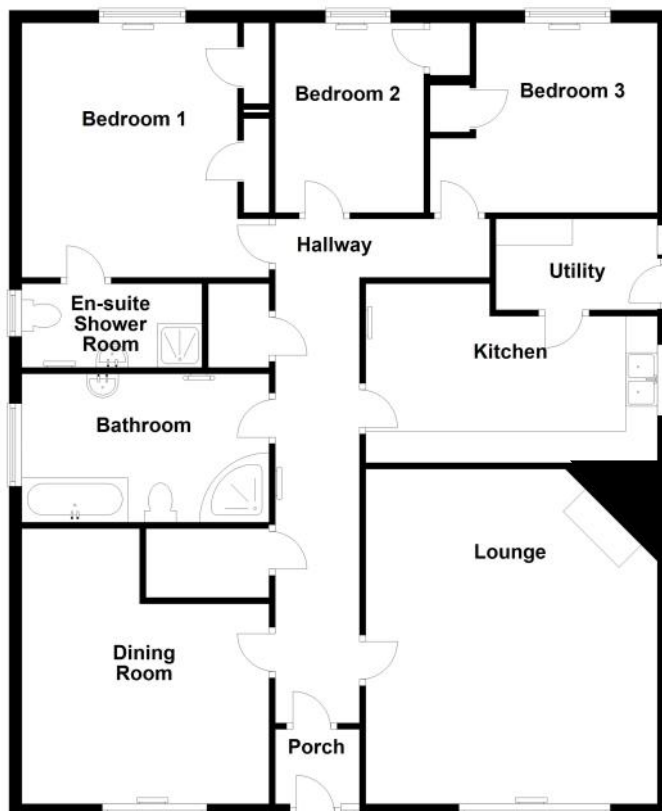
Fitted carpet. Timber framed double glazed window. Two storage cupboards. Door to en-suite. Radiator,

En-suite Shower Room 2.85m (9'4") x 1.33m (4'4")

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

Bedroom 2 3.00m (9'10") x 2.35m (7'9")

Fitted carpet. Timber framed double glazed window. Storage cupboard. 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.

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