



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

Seaview, 12 Upper Barvas,
Isle of Lewis, HS2 0QX

Offers over £90,000





Kitchen



Lounge



Bathroom

Description

In a popular village location we offer for sale this two bedroom detached dwelling house situated in the village of upper barvas. The well appointed property offers comfortable living accommodation however would benefit from some modernisation of internal fixtures and fittings. It also has potential for further development to the first floor, subject to local authority consents. Benefiting from UPVC double glazing and oil-fired central heating. The property is set within a good sized garden area to both front and rear with off road parking to the side. Situated approximately 12 miles from Stornoway town centre with village amenities including, shop, filling station and primary school only a few minutes away.

Directions

Travelling out of Stornoway town centre passing the Western Isles hospital follow the main road travelling north across the Barvas moor. At Barvas continue to follow the main road north until you reach Upper Barvas. Seaview is approximately the 4th house on the right hand side after the playpark.

EPC BAND E



Bedroom 1



Bedroom 2



Porch



Rear Aspect



Garden Grounds

Plan description

Porch 1.39m (4'6") x 0.88m (2'11")

Fitted carpet. Door to exterior. Door to hallway.

Hallway 4.29m (14'1") x 1.32m (4'4")

Fitted carpet. Doors to lounge, bedroom 1, bedroom 2, bathroom and kitchen. Door to cupboard housing ladder to loft area. Radiator.

Lounge 4.91m (16'1") x 3.77m (12'5")

Fitted carpet. Two UPVC double glazed windows. Fireplace with tiled heath and surround. Two radiators.

Bedroom 1 3.40m (11'2") x 3.05m (10')

Fitted carpet. UPVC double glazed window. Radiator. Storage cupboard.

Bedroom 2 3.69m (12'1") x 3.40m (11'2")

Fitted carpet. UPVC double glazed window. Radiator. Storage cupboard.

Bathroom 2.22m (7'3") x 2.11m (6'11")

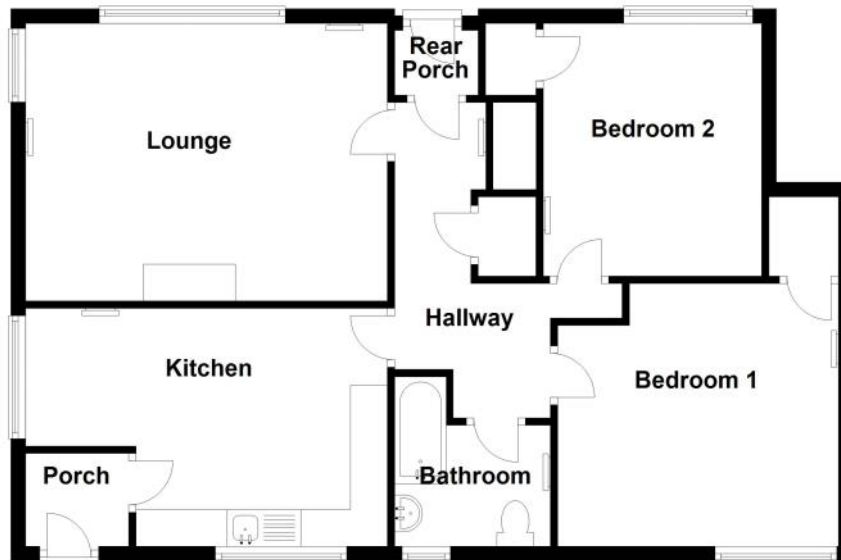
Fitted carpet. Textured window. Three piece bathroom suite comprising of WC, WHB and Bath. Radiator.

Kitchen 4.91m (16'1") x 3.65m (12')

Vinyl flooring. Two UPVC double glazed windows. Fitted floor units. One bowl stainless steel sink. Space for white goods. Radiator.

Rear Porch 1.68m (5'6") x 1.40m (4'7")

Tiled flooring. Half glazed door to exterior. Door to kitchen.



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.