



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

**Yamba, School Road, Vatisker,
Isle of Lewis, HS2 0JY
Offers Over £95,000**





Lounge



Kitchen



Description

In the sought-after village of Back, we offer for sale this semi-detached two bedroom dwelling house. Benefitting from UPVC double glazing and oil fired central heating. The cosy property radiates a warm and inviting atmosphere. Set within easily maintained garden grounds with a spacious outbuilding. The attractive price provides the perfect opportunity for first time buyers. In a convenient location, local amenities within walking distance include filling station with small shop, hairdressers, coffee shop, pharmacy and local primary school. The property is located approximately 7 miles from Stornoway town centre where additional amenities include supermarkets, restaurants, secondary school and hospital.

Directions

Travelling out of Stornoway town centre passing the Western Isles Hospital take the second turning to your right after the Laxdale Bridge. Follow the roadway for approximately 5 miles until you reach the district of Back. Take the first turning to your left hand side after the Filling Station and Yamba is the first property on the right hand side after the turning to Broadbay View.

EPC BAND E



Bedroom 1



Bedroom 2



Shower room



Sun porch



Garden Grounds

Plan description

Porch 3.04m (10') x 1.56m (5'1")

Laminate flooring. Seven UPVC double glazed windows. Fifteen paned door to hallway. Half glazed door to exterior.

Hallway 6.65m (21'10") x 1.03m (3'4")

Fitted carpet. Doors to bedroom 1, bedroom 2 and shower room. Fifteen paned door to lounge. Radiator.

Bedroom 1 3.38m (11'1") x 3.31m (10'10")

Fitted carpet. UPVC double glazed window. Radiator.

Bedroom 2 3.38m (11'1") x 3.33m (10'11")

Fitted carpet. UPVC double glazed window. Built in wardrobe. Alcove with shelving. Radiator.

Shower Room 2.07m (6'10") x 1.81m (5'11")

Acrylic flooring. Textured window. WC, WHB and Shower cubicle housing electric shower. Radiator.

Lounge 4.12m (13'6") x 3.96m (13')

Fitted carpet. UPVC double glazed window. Fireplace with tiled hearth and surround suitable for electric fire. Fifteen paned door to kitchen. Radiator.

Kitchen 2.77m (9'1") x 2.43m (8')

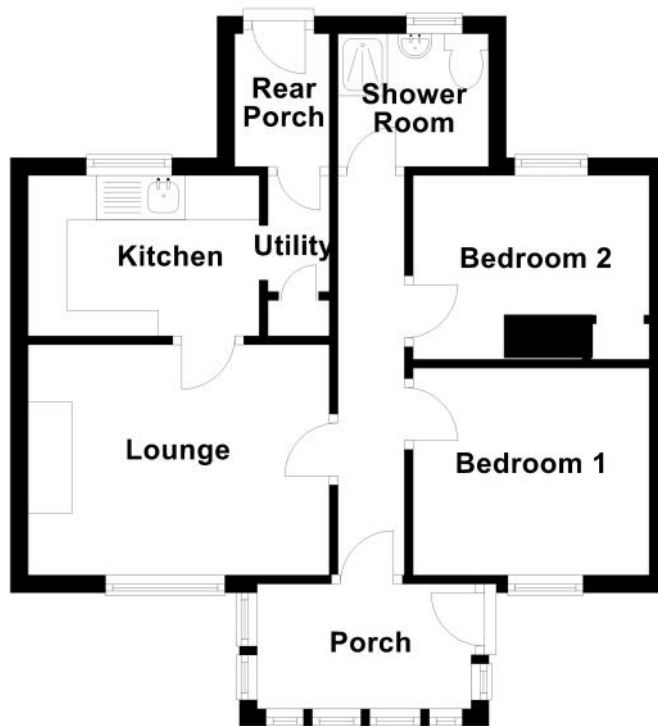
Vinyl flooring. UPVC double glazed window. Fitted floor and wall units. One bowl stainless steel sink. Space for white goods. Radiator. Opening into utility.

Utility 1.69m (5'7") x 1.35m (4'5")

Vinyl flooring. Fitted wall units. Storage cupboard. Space for white goods. Glazed door to rear porch.

Rear Porch 2.18m (7'2") x 1.21m (3'11")

Vinyl flooring. Half glazed door to exterior.



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.