



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

**Clisham View, Outend, Scalpay,
Isle of Harris, HS4 3YG
Offers over £120,000**





Kitchen



Lounge



Bathroom

Description

In a prime location we offer for sale this appealing detached three bedroom cottage with stunning views. The property is found in good condition throughout and offers bright and airy accommodation over one level providing the ideal environment for relaxing and enjoying the stunning panoramic views. Benefitting from UPVC double glazing and storage heating. Local amenities include café bistro and pontoons in the sheltered North harbour for yachts nearby, whilst approximately 8 miles away is the town of Tarbert which also provides a range of amenities including, restaurants, school, healthcare and travel links.

Directions

Travelling from Stornoway, follow the main road for Tarbert. From Tarbert follow the roadway signposted for Scalpay. On crossing the bridge at the 'T'-junction turn to your left. Follow this roadway, passing through the main town of Scalpay, bearing left at the Playpark heading for Outend. Travel approximately 0.9 miles passing the turning to Aird Aghanis. Take the next left and Clisham view is the second property at the top of the hill. It is a very sharp turning therefore if you follow the road and turn back to go directly up the hill.

EPC BAND E



Hallway



Bedroom 1



Bedroom 2



Bedroom 3



Rear Aspect



Front Aspect and Garden Grounds



View



Plan description

Porch 1.99m (6'6") x 1.63m (5'4")

Vinyl flooring. UPVC double glazed window. Fitted floor and wall units. Glazed door to hallway. Half glazed door to exterior.

Hallway 1.95m (6'5") x 1.41m (4'7")

Vinyl flooring. Glazed door to lounge. Doors to bedroom 1, bedroom 2 and bathroom Storage heater. Access to loft.

Bedroom 1 4.37m (14'4") x 3.41m (11'2")

Wooden flooring. UPVC double glazed window. Storage heater.

Bedroom 2 2.09m (6'10") x 2.03m (6'8")

Wooden flooring. UPVC double glazed window. Panel heater.

Bathroom 2.05m (6'9") x 1.82m (6')

Vinyl flooring. Textured window. White three piece bathroom suite comprising of WC, WHB and Bath. Storage heater.

Lounge 4.37m (14'4") x 3.29m (10'10")

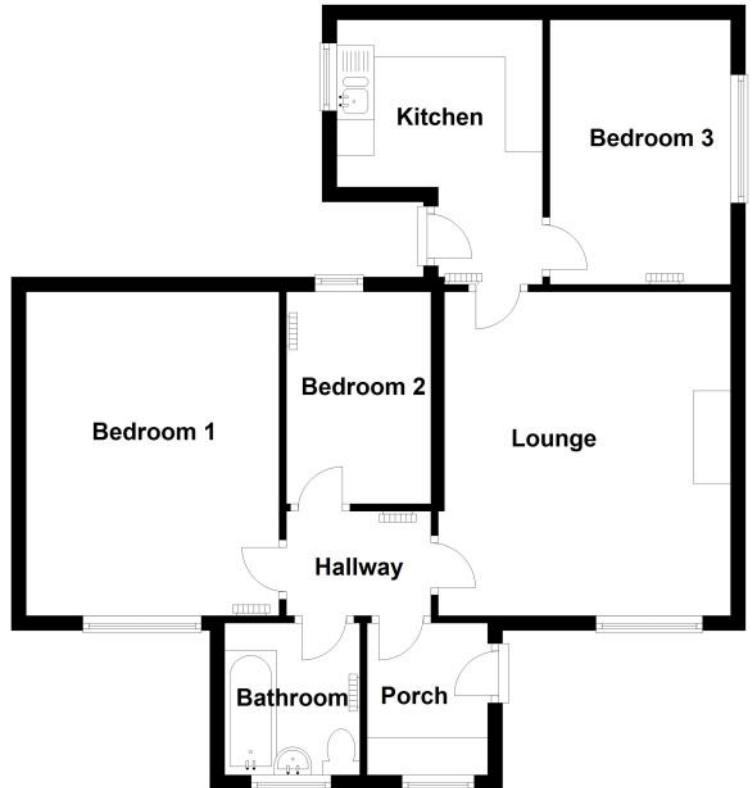
Wooden flooring. UPVC double glazed window. Fireplace with tiled hearth and surround. Door to kitchen.

Kitchen 3.57m (11'9") x 2.77m (9'1")

Vinyl flooring. UPVC double glazed window. Fitted floor and wall units. One and a half bowl sink. Space with white goods. Storage heater. Door to bedroom 3. Half glazed door to exterior.

Bedroom 3 3.57m (11'9") x 2.74m (9')

Wooden flooring. UPVC double glazed window. Storage heater.



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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