



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

**Rowanbank, Miavaig South,  
Isle of Harris, HS3 3DY**

**Offers over £140,000**





**Kitchen**



***Description***

Offered for sale in the scenic location of Meavaig is this two bedroomed detached dwellinghouse and outbuilding. The property which would benefit from some modernisation provides well proportioned living accommodation which would make an ideal family or holiday home. Benefitting from UPVC double glazed windows and heated by electric/storage heaters. Situated in a tranquil setting which is a haven for a wide variety of wildlife the property boasts a peaceful and village location in the Bays of Harris. The property is approximately 2 miles from the village of Tarbert where there are a range of amenities including village stores, primary and secondary schools, healthcare and transport links.

***Directions***

Travelling out of Tarbert town follow the roadway heading south signposted for Leverburgh for approximately 2 miles and take the first turning to your left hand side signposted for Meavaig. Travel along this road and Rowanbank is the first house on the right hand side immediately after the slipway.



**Shower Room**

***EPC BAND F***



**Shower Room**



**Bedroom 1**



**Box Room**



**Bedroom 2**



**External**



**Rear Aspect**



**Front Aspect**



**View**

*Plan description*

## Ground Floor

**Porch** 2.57m (8'5") x 1.58m (5'2")

Vinyl flooring. UPVC double glazed window. Built in storage cupboard. Sliding door to hallway. Door to exterior.

**Hallway** 2.88m (9'5") x 2.00m (6'7")

Fitted carpet. Doors to lounge, kitchen and bathroom. Stairs to first floor. Storage heater.

**Lounge** 4.43m (14'7") x 3.42m (11'2")

Fitted carpet. UPVC double glazed window. Fireplace with brick surround and tiled hearth suitable for electric fire. Storage heater.

**Bathroom** 3.20m (10'6") x 1.82m (6')

Vinyl flooring. Textured window. White WC & WHB. Shower cubicle housing mixer shower.

**Kitchen** 4.43m (14'7") x 3.26m (10'8")

Vinyl flooring. UPVC double glazed window. Fitted floor and wall units. One and a half bowl stainless steel sink. Space for white goods. Storage heater.

## First Floor

**Landing** 2.70m (8'10") x 0.93m (3')

Fitted carpet. Storage cupboard. Doors to bedroom 1, bedroom 2 and box room. Storage heater.

**Bedroom 1** 4.31m (14'2") x 3.43m (11'3")

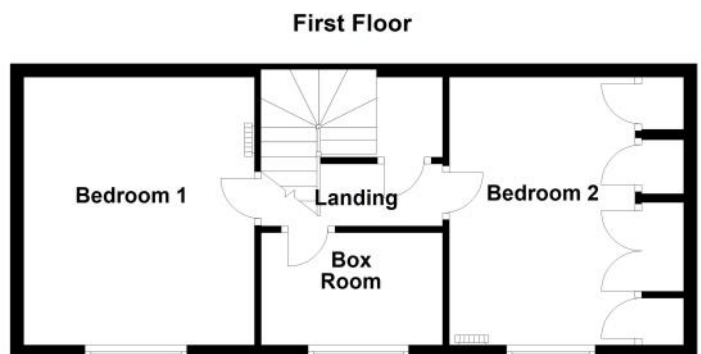
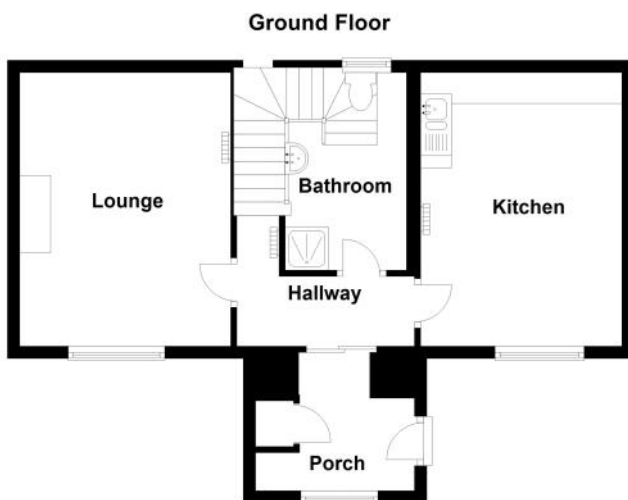
Fitted carpet. Velux window. Storage heater.

**Box Room** 2.70m (8'10") x 1.67m (5'6")

Fitted carpet. Velux window.

**Bedroom 2** 3.99m (13'1") x 2.76m (9'1")

Fitted carpet. Velux window. Four built in cupboards. Access to loft. 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. NO PERSON IN THIS FIRMS EMPLOYMENT HAS THE AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY IN RESPECT OF THE PROPERTY.

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