

WESTERN ISLES PROPERTIES LTD

HR

45 Matheson Road, Stornoway,
Isle of Lewis, HS1 2LA

Offers around £162,000 are invited



£10,000 BELOW MARKET VALUATION

- Well-appointed character 3 bedroom semi-detached dwelling house is offered for sale
- In a prominent and central Town location
- Well maintained family accommodation in need of a degree of modernisation and cosmetic improvements
- Decorative exterior ornate render moulding to front and side
- Retaining some period and original features
- 6.8m x 4m vehicular garage to the rear
- Lounge with period mains gas fireplace
- Separate dining room
- Fitted kitchen
- Ground floor toilet
- Hallway leading to original stairway
- 3 bedrooms at first floor level
- Bedroom 3 has en suite facilities
- Bedroom 1 has built-in wardrobes
- Roca bathroom suite with quadrant shower
- Top landing allowing access to all first floor level rooms
- Windows are of double glazed UPVC woodgrain design with diamond feature leaded top casement
- Heating is by way of mains gas boiler
- Shared drive with private parking space
- EPC Banding - D

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Kitchen



Kitchen



Kitchen



Lounge



Lounge



Lounge



Lounge



Dining Room



Dining Room



Dining Room



Toilet



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Bathroom with Shower Facility



Bedroom 3 with En Suite



Bedroom 3 with En Suite

Directions

On leaving our office continue along Bayhead Street and take your second exit at the roundabout onto Matheson Road. The property is on the left hand side after the turning for Westview Terrace. Our sale sign should now be in view.

Description

Home Report Available

In a central and prominent Town location, we bring to the market this well-appointed character 3 bedroom semi-detached dwelling house ideally situated for easy reach of all necessary amenities. Retaining some period and original features, the well maintained property would possibly benefit from a degree of upgrade and modernisation. Typical of the Georgian style period, the façade of the property has decorative exterior ornate render mouldings to the front and side.

Accommodation comprises ground floor lounge, dining room, kitchen, toilet, hallway and stairway. First floor comprises 3 bedrooms, 1 en suite, bathroom and top landing. Lounge has a focal period mains gas fireplace and semi glazed swing pine doors leading to dining room which can also be accessed via door leading to inner hall. Kitchen with fitted floor and wall units including integrated appliances. Toilet is accessed via sliding door by way of small utility. Hallway has built-in under stair storage and leads to curved original 2 flight carpeted stairway. Bedroom 3 has en suite facilities including 2 piece toilet suite and separate shower enclosure. Bedroom 1 has built-in wardrobes. Bathroom has a 3 piece Roca bathroom suite and separate quadrant shower.

Windows are of double glazed UPVC woodgrain design with diamond design leaded top casement. Heating is by way of mains gas fuelled boiler.

Externally the property benefits from a 6.8m x 4m detached electrically serviced garage of timber construction and separate vehicular and pedestrian access. There is also a shared drive with private parking space. Front lawn garden with established hedgerow.

EPC Banding - D

Accommodation

Ground Floor

Kitchen: 4.83m x 2.40m

Triple aspect double glazed UPVC woodgrain design window with lead strip panes. Rear aspect semi glazed exterior timber door. Fitted floor and wall units with integrated stainless steel sink, 4 ring gas hob, extractor hood, chest height stainless steel oven. Space and plumbed for washing machine and dishwasher. Space for fridge freezer. Tiled to splashback. Multiple ceiling spot lights. High ceiling. 1 x double radiator. Ceramic tile flooring.

Lounge: 4.54m x 3.61m

Front aspect double glazed UPVC woodgrain design window with diamond design leaded top casement. Focal period mains gas fireplace. High ceiling. Semi glazed white grain pine door. Semi glazed swing pine doors leads to dining room. 3 light ceiling light fitting with dimmer light switch. Original ceiling coving. 1 x double radiator. Fitted carpet.

Dining Room: 4.10m x 3.43m

Dual aspect double glazed UPVC woodgrain design window with diamond design leaded top casement. Dual access via lounge and inner hall. Semi glazed white grain pine door leads to inner hall. High ceiling. BT point. 3 light ceiling light fitting. Original ceiling coving. 1 x double radiator. Fitted carpet.

Toilet: 1.58m x 1.14m

Accessed via sliding door via small utility. 2 piece toilet suite. Wall mounted gas boiler housed within louvre door enclosed cupboard. Ceramic tile flooring.

Hallway:

Side aspect semi glazed timber exterior door with stained glazing. Built-in under stair storage cupboard. 1 x single radiator. Fitted carpet.

Stairway:

Curved original 2 flight carpeted stairway. Painted timber balustrades.

First Floor

Bedroom 1: 4.21m x 3.54m

Dual aspect double glazed UPVC woodgrain design window with diamond design leaded top casement. Built-in wardrobes with sliding doors. 6 panel white grain pine door. Ceiling coving. 1 x single radiator. Fitted carpet.

Bedroom 2: 3.66m x 3.35m

Front aspect double glazed UPVC woodgrain design window with diamond design leaded top casement. Recessed shelved area. Fitted worktop area. Ceiling coving. 6 panel white grain pine door. 1 x single radiator. Fitted carpet.

Bathroom with Shower Facility: 2.81m x 2.68m

Rear aspect double glazed UPVC woodgrain design window with diamond design leaded top casement. 3 piece Roca bathroom suite. Separate quadrant shower. Splashback tiled to ceiling height. 6 panel white grain pine door. Ceiling coving. 1 x single radiator. Fitted vinyl flooring.

En Suite Bedroom 3: 3.48m x 2.52m

Rear aspect double glazed UPVC woodgrain design window with diamond design leaded top casement. 6 panel white grain pine door. 1 x single radiator. Fitted carpet.

En Suite: 1.64m x 1.28m

Rear aspect double glazed UPVC woodgrain design window with diamond design leaded top casement. 2 piece toilet suite. Separate shower enclosure. Extractor fan. Heated towel rail. Tiled to dado height. Fitted vinyl flooring.

Top Landing:

Side aspect double glazed UPVC woodgrain design window with diamond design leaded top casement. Positioned at mid-level. Loft hatch. Allows access to all first floor level rooms. Fitted carpet.



Rear



Garage

The only dedicated property centre in the Western Isles

Company Registration No: 228241 · Place of Registration: Scotland · Registered Office: 20 Francis Street



The above details are believed to be correct but are not definite; they are simply intended to indicate the main features of the property. These details will not form any part of a contract. Interested parties should satisfy themselves on all details. The availability of this list does not necessarily imply that any property is still available.

Company Registration No. 228241. Place of Registration: Scotland. Registered Office: 20 Francis Street, Stornoway, HS1 2NB.