Offers over £110,000 are invited

- Detached 4-bedroom dwelling house is offered for sale
- In popular and sought after semi-rural location
- The flexible property would benefit from some upgrade and modernisation
- Easy and short commute to Stornoway
- Sandy shore and coastline only minutes away
- Fitted kitchen/diner
- Optional additional diner or family room/study
- Ground floor toilet
- Sun porch
- 2 bedrooms at ground floor level
- 2 inner halls and 2 flight stairway
- Ground floor shower room
- Development offers additional 2 rooms
- Windows and doors are of double glazed upvc design. Tertiary aluminium sliding sashes in part.
- Heating is by way of external oil fuelled boiler
- Enclosed wall garden to front with established hedgerow
- Private separate pedestrian access and shared vehicular access with croft
- EPC - F

77 Cromwell Street · Stornoway · Isle of Lewis · HS1 2DG
Tel: 01851 704 003 · Fax: 01851 704 473
Email: enquiries@western-isles-properties.co.uk · Website: western-isles-property.co.uk
Directions

Take the A866 out of Stornoway to Point. Take the left turn for Stornoway Airport/Melbost. Take the right turn into the village at the roundabout. The property lies on the right-hand side.

Description

Home Report Available.

In a popular and sought after semi-rural location within easy and short commute of Stornoway, we welcome to the market this detached 4-bedroom dwelling house. The flexible property would benefit from some upgrade and modernisation and probably remodelling to maximise its potential. The bungalow style property has a distinct 2 bay window and sun porch front façade and has also undergone loft development. The property enjoys a nice location in easy reach of stunning coastline and lush sandy beach.

Accommodation comprises of kitchen/diner, lounge, sun porch, toilet, dining room, 2 bedrooms, 2 halls and shower room. First floor comprises 2 bedrooms. Kitchen/diner has fitted floor and wall units. Optional diner offers alternative uses such as a family room or study. Sun room provides a nice and private sitting area. The lounge has a bay window and a focal bespoke Fyfe stone fireplace currently with inset electric fire. Shower room has a disabled shower enclosure and a 2-piece toilet suite. Both bedrooms at first floor level also have built in wardrobes.

Windows and doors are of double glazed upvc design and tertiary sliding sashes in part. Heating is by way of an external oil fuelled boiler.

Externally the property benefits from an enclosed secure walled front garden with established and mature hedgerow and shrubbery. Area laid to grass and overgrown. There is a private secure pedestrian access and a shared vehicular access with the croft.

EPC Banding - F

Accommodation

Ground Floor

Kitchen/Diner: 4.69m x 3.62m
Dual aspect double glazed upvc windows with venetian blinds. Fitted floor and wall units with integrated stainless-steel sink. Serving hatch through to optional additional diner. Space and suitably wired for electric cooker. Space for fridge freezer. Plumbed for washing machine. Strip lighting. 1 x double radiator.

Optional Diner: 3.11m x 2.90m
Dual aspect double glazed upvc design window with venetian blinds and tertiary sliding sashes. This room offers optional uses such as a small family room or study.

Toilet: 1.42m x 0.87m
Side aspect double glazed upvc window. 2-piece toilet suite.

Rear Porch
Rear aspect semi glazed upvc exterior door. Leads to toilet and optional diner.

Sun Porch: 3.49m x 2.43m
Dual aspect 4 x double glazed upvc windows of woodgrain design with vertical blinds. Side aspect semi glazed upvc exterior door of woodgrain design. Leads off kitchen/diner. Could provide a nice relaxing space.

Lounge: 4.85m x 4.33m
Front aspect bay window of double glazed upvc design with venetian blinds and tertiary sliding sashes. Focal bespoke Fyfe stone open fireplace currently with inset electrical fire. Recessed alcove feature area. 3 light ceiling light fitting and 2 wall lights. 1 x double radiator. Fitted carpet.

Shower Room: 1.82m x 1.76m
Rear aspect double glazed upvc window with roller blinds. Disabled shower. 2-piece toilet suite. Walls fully tiled. 1 x single radiator. Waterproof vinyl flooring.
Bedroom 1: 3.40m x 3.32m
Side aspect double glazed upvc window. Built in wardrobe. 1 x double radiator. 4 panel original door.

Bedroom 2: 4.00m x 3.98m
Front aspect bay window of double glazed upvc design with venetian blinds. Built in wardrobe. 4 panel original door.

Inner Hall:
Rear aspect semi glazed upvc exterior door. Built in linen cupboard. 1 x single radiator. Loft hatch. Fitted carpet.

Stairway:
Leads from inner hall. Rear aspect double glazed upvc window. Built in under stair storage cupboards. 2 flight carpeted stairway. 1 x double radiator.

First Floor

Bedroom 3: 4.02m x 2.67m

Bedroom 4: 3.10m x 2.31m
Front aspect single dormer of double glazed upvc design and tertiary sliding sashes. Built in wardrobe with sliding dor. Fitted carpet.

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.