



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

**6 Melbost, By Stornoway,
Isle of Lewis, HS2 0BG**

Offers over £115,000





Kitchen/Dining Room



Lounge



Bathroom

Description

Offered for sale is the tenancy and permanent improvements on the croft at 6 Melbost. The permanent improvements comprise of a spacious three bedroomed detached dwellinghouse and outbuilding. The property provides good sized living accommodation over two floors and benefits from oil fired central heating and timber framed double glazed windows. Located approximately 3 miles from Stornoway town centre in a popular residential location and the property is on a regular bus route to the town centre. The sandy shores of Broadbay provide the ideal location to take a brisk stroll and are within a few minutes walk.

Sale subject to crofting commission approval

Directions

Travel east out of Stornoway town centre, passing the Western Isles Council offices along Sandwick Road towards Point. Take the turning to your left at the airport. Travel along this road and bear right at the roundabout, continue along this road and number 6 is approximately the 9th house on the left hand side.

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Bedroom 1



Bedroom 2

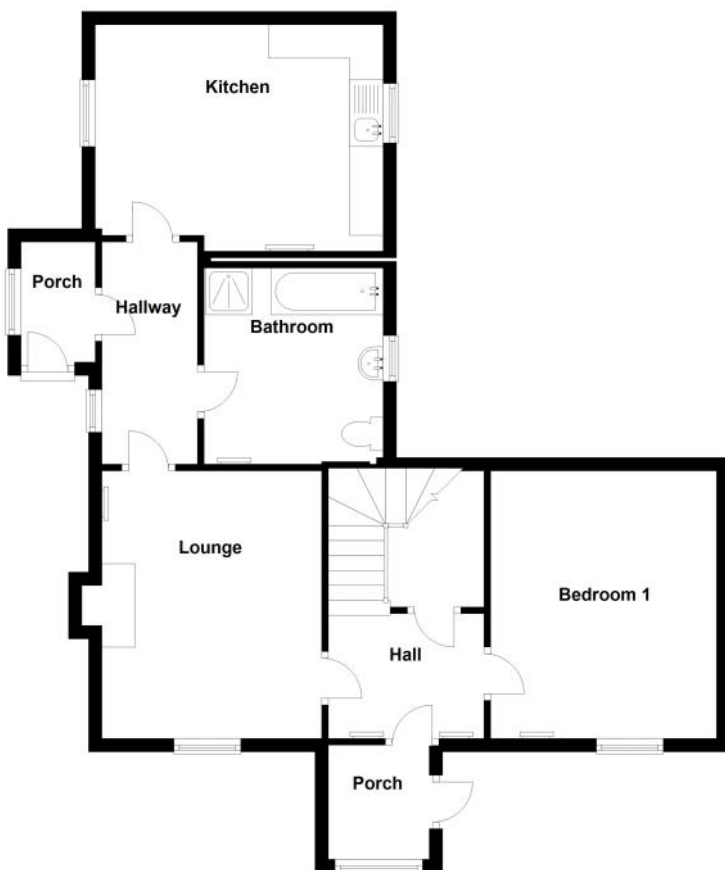


Bedroom 3

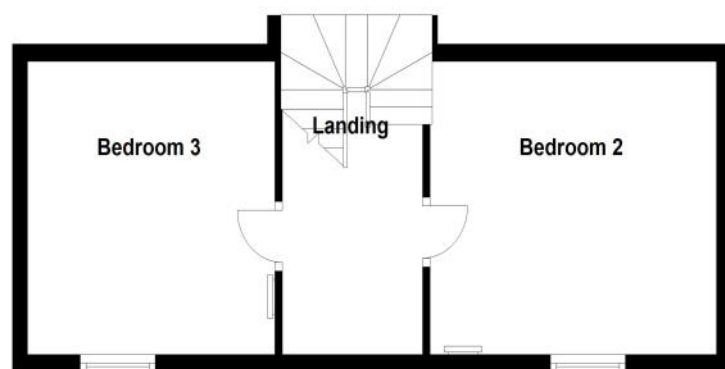


Outbuilding

Ground Floor



First Floor



Plan description

Ground Floor

Porch 1.80m (5'11") x 1.11m (3'8")

Parquet flooring. Timber framed double glazed window. Door to hallway. Door to exterior.

Hallway 3.33m (10'11") x 1.43m (4'8")

Laminate flooring. Doors to kitchen, bathroom and lounge.

Bathroom 2.94m (9'8") x 2.68m (8'10")

Vinyl flooring. Textured window. White three piece bathroom suite comprising of WC, WHB and Bath. Shower cubicle housing electric shower. Radiator.

Kitchen 4.31m (14'2") x 3.39m (11'2")

Vinyl flooring. Two UPVC double glazed windows allowing two aspects. Fitted floor units. One bowl stainless steel sink. Space for white goods. Radiator.

Lounge 4.01m (13'2") x 3.29m (10'10")

Laminate flooring. Timber framed double glazed window with secondary glazing. Fireplace suitable for electric fire. Radiator.

Hall 2.00m (6'7") x 0.42m (1'5")

Fitted carpet. Carpeted stair to upper floor. Doors to bedroom 1 and WC. Half glazed door to porch. Radiator. Storage heater.

Porch 1.71m (5'7") x 1.51m (4'11")

Vinyl flooring. Timber framed double glazed window. Half glazed door to exterior.

Bedroom 1 4.10m (13'5") x 3.38m (11'1")

Fitted carpet. Timber framed double glazed window with secondary glazing over looking front garden. Radiator.

First Floor

Bedroom 2 3.82m (12'6") x 3.37m (11'1") plus 0.14m (0'6") x 0.14m (0'6")

Fitted carpet. Large velux window. Combed ceilings. Radiator.

Landing 3.70m (12'2") x 1.87m (6'2")

Fitted carpet. Combed ceilings. Velux window.

Bedroom 3 3.37m (11'1") x 3.30m (10'10")

Fitted carpet. Large velux window. Combed ceilings. Radiator.

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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