

4 Garden Road, Stornoway, Isle of Lewis, HS1 2QJ  
Offers Over £210,000



*Ken Macdonald & Co, Solicitors & Estate Agents, 9 Kenneth Street, Stornoway, Isle of Lewis, HS1 2DP  
Tel: 01851 704040 Email: [enquiries@kenmacdonaldlawyers.co.uk](mailto:enquiries@kenmacdonaldlawyers.co.uk)*

*Web: [www.kenmacdonaldproperties.co.uk](http://www.kenmacdonaldproperties.co.uk)*



## Kitchen

### *Description*

Ken Macdonald & Co are excited to present to the market this distinguished two-bedroom dwelling house nestled in the heart of the Stornoway Town Centre. The striking exposed stonework on the outside of the property welcomes the prospective buyer with its exuding periodic charm. Inside, this historic character continues as you are greeted by a grand spiral staircase, setting an elegant charm upon entry. The home is fitted with single glazed timber framed sash design windows and is heated by a system of radiators fuelled by a gas fired boiler.

The property features an open plan kitchen/lounge area, creating a spacious room that is lit up by the natural sunlight streaming through the windows. High-rise ceilings throughout the property maximise the space available and gives the home a grander feel. This is complemented by risen skirting boards, which provide a luxurious finish. The well-proportioned layout comprises of two generously sized bedrooms, each offering ample space for comfortable living.

*EPC BAND E*



**Kitchen/Lounge Area**





**Entrance**



**Lounge 2**





**Bedroom 1**



**Bathroom**





**Bedroom 2**



**Ensuite**





**WC**



**Utility**



**Former Bathroom**

The property also features a convenient WC and a large bathroom equipped with contemporary fixtures and finishes. There is also the potential to extend the ensuite into the former bathroom, allowing for the prospective buyer to expand on the space available.

There is vehicular access to the rear and garage by way of surfaced driveway and the boundaries and defined by masonry wall with cast iron railings.

The property is conveniently located near a variety of local amenities such as, local shops, healthcare, sports facilities, supermarkets, which are all within a short walking distance.

***The property will be sold partially furnished.***



**Garden Grounds**

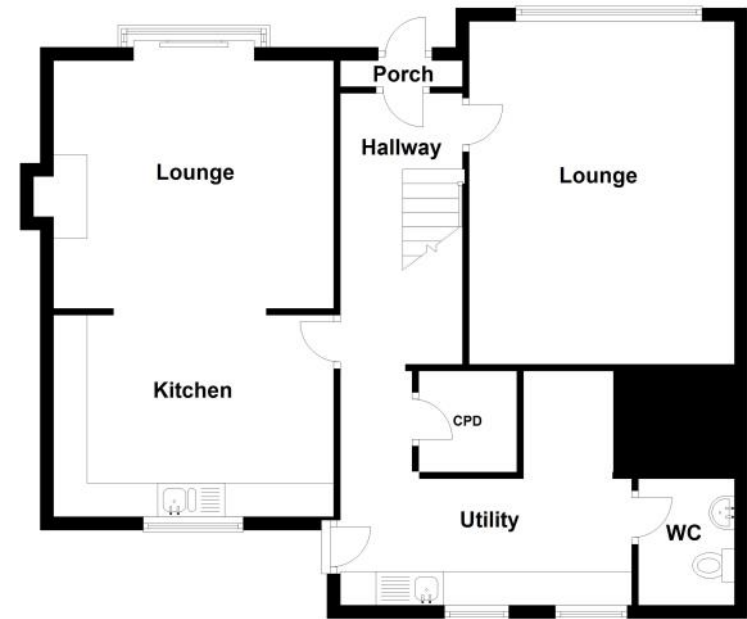




## Plan description

### Ground Floor

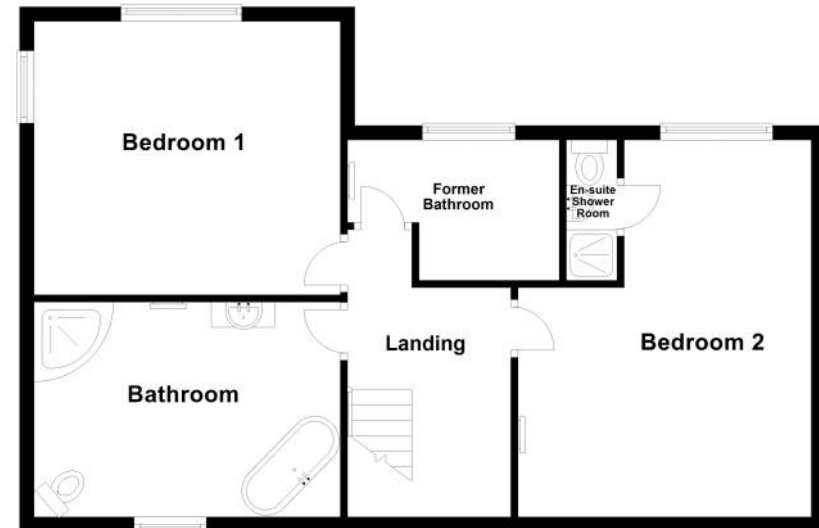
<b>Porch</b>	1.82m (6') x 0.39m (1'3")
<b>Lounge 2</b>	5.12m (16'10") x 3.96m (13')
Laminate flooring. Single glazed timber framed sash design window. Radiator.	
<b>Lounge</b>	4.18m (13'9") x 3.70m (12'2")
Laminate flooring. Single glazed timber framed sash design window. Tiled fireplace. Radiator.	
<b>Kitchen</b>	4.18m (13'9") x 3.01m (9'11")
Laminate flooring. Fitted wall and floor units. One and a half bowl sink. Single glazed timber framed sash design window.	
<b>Hallway</b>	4.05m (13'3") x 1.82m (6')
<b>Utility</b>	5.70m (18'8") x 1.53m (5')
<b>WC</b>	1.89m (6'2") x 1.53m (5')
Vinyl flooring. WC. WHB. Single glazed timber framed sash design window	



Ground Floor

### First Floor

<b>Bedroom 1</b>	4.24m (13'11") x 3.78m (12'5")
Fitted carpet. single glazed timber framed sash design windows. Radiator.	
<b>Bathroom</b>	4.20m (13'9") x 2.97m (9'9")
Tiled flooring. Tiled walls. WC. WHB. Bath unit. Shower cubicle housing an electric shower. Single glazed timber framed sash design window. Radiator.	
<b>Landing</b>	2.26m (7'5") x 2.00m (6'7")
<b>Former Bathroom</b>	2.84m (9'4") max x 1.91m (6'3")
Exposed floor boards. Single glazed timber framed sash design windows. Radiator.	
<b>Bedroom 2</b>	5.21m (17'1") x 4.06m (13'4") max
Fitted carpet. Single glazed timber framed sash design window. Radiator.	
<b>En-suite Shower Room</b>	1.94m (6'4") x 0.70m (2'4")
Laminate flooring. WC. WHB. Shower cubicle housing an electric shower.	



First Floor

### ***Directions***

Travelling through the Stornoway Town Centre and continue along James Street until you reach the first one-way street on your left-hand side. Take the first right onto Garden road and the property is the fourth building on the left-hand side.

**Prospective purchasers are advised to note formal interest with Ken Macdonald & Co as soon as possible after viewing in order that they may be informed of any closing date.**

#### **Property to Sell**

**We offer a friendly and professional service to assist you through a successful sale.**

#### **Property to Buy**

**Having seen a property you wish to purchase, we can guide you through the process to make it as stress free as possible.**

#### **Valuation Service**

**This service is free of charge and gives you the opportunity for an informal discussion on the marketing and sale of your property.**

#### **Legal Services**

**As well as residential and commercial conveyancing, we also offer a full range of legal services covering executries criminal and civil court, matrimonial matters, personal injury and crofting law.**

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