

4 Garden Road, Stornoway, Isle of Lewis, HS1 2QJ
Fixed Price £190,000



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

Web: 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

Porch 1.82m (6') x 0.39m (1'3")

Lounge 2 5.12m (16'10") x 3.96m (13')

Laminate flooring. Single glazed timber framed sash design window. Radiator.

Lounge 4.18m (13'9") x 3.70m (12'2")

Laminate flooring. Single glazed timber framed sash design window. Tiled fireplace. Radiator.

Kitchen 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.

Hallway 4.05m (13'3") x 1.82m (6')

Utility 5.70m (18'8") x 1.53m (5')

WC 1.89m (6'2") x 1.53m (5')

Vinyl flooring. WC. WHB. Single glazed timber framed sash design window

First Floor

Bedroom 1 4.24m (13'11") x 3.78m (12'5")

Fitted carpet. single glazed timber framed sash design windows. Radiator.

Bathroom 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.

Landing 2.26m (7'5") x 2.00m (6'7")

Former Bathroom 2.84m (9'4") max x 1.91m (6'3")

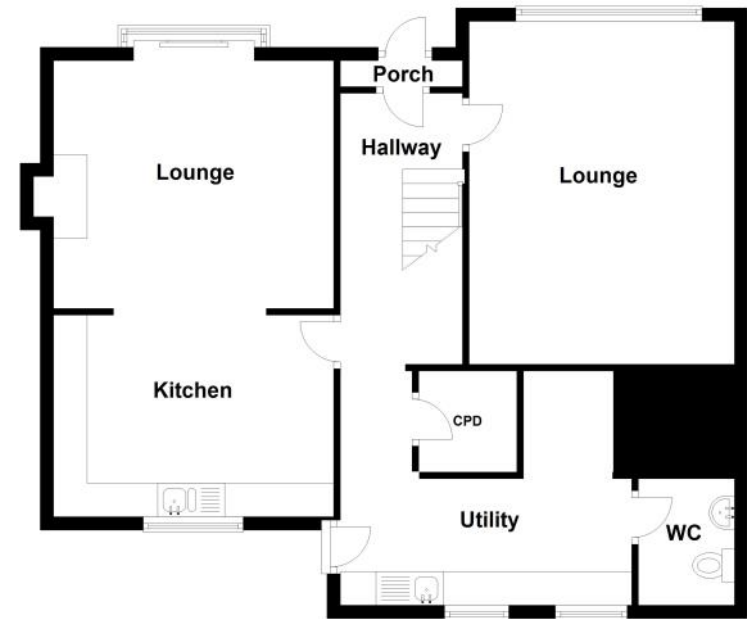
Exposed floor boards. Single glazed timber framed sash design windows. Radiator.

Bedroom 2 5.21m (17'1") x 4.06m (13'4") max

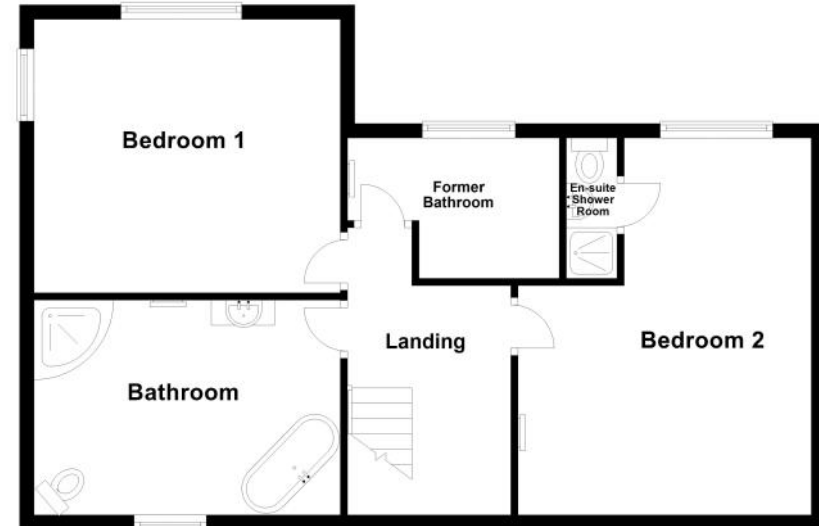
Fitted carpet. Single glazed timber framed sash design window. Radiator.

En-suite Shower Room 1.94m (6'4") x 0.70m (2'4")

Laminate flooring. WC. WHB. Shower cubicle housing an electric shower.



Ground Floor



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.

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.

Ken MacDonald & Co is a trading name of Ken MacDonald & Co Limited, a company registered in Scotland. Company Registration Number: SC434629 VAT No: 671154544 Registered Office address and list of Directors as above.