



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

**31 Lower Barvas, Isle of Lewis, HS2 0QY
Offers in the region of £180,000**





Kitchen

Description

Ken MacDonald & Co is thrilled to introduce to the market this charming three-bedroom detached property located in the idyllic rural village of Lower Barvas. This traditional-style home is a perfect blend of classic appeal and modern comfort, offering a delightful living experience for families. Upon entering, you'll be greeted by a well-maintained interior with tasteful décor. The spacious living accommodation spans two floors, providing ample room for family activities and creating a warm and inviting atmosphere. UPVC double glazed windows are fitted throughout and heating is by way of electric oil-filled Rointe electric radiators strategically placed across the home. Externally, the residence boasts easily maintained garden grounds that envelop the front, side, and rear of the property. A convenient gravel chipped driveway welcomes you, providing secure parking for vehicles. A notable feature of this property is the double car garage, a valuable addition. This practical space not only accommodates two vehicles but also offers first-floor storage space. This extra area provides an ideal solution for outdoor equipment storage, creating a secure and organized space for tools, bikes, and other belongings. Situated a short distance from shorelines by the Barvas Machair the property is approximately 12 miles from Stornoway town centre with village amenities including, hairdresser, shop, filling station and primary school only a few minutes walking distance.

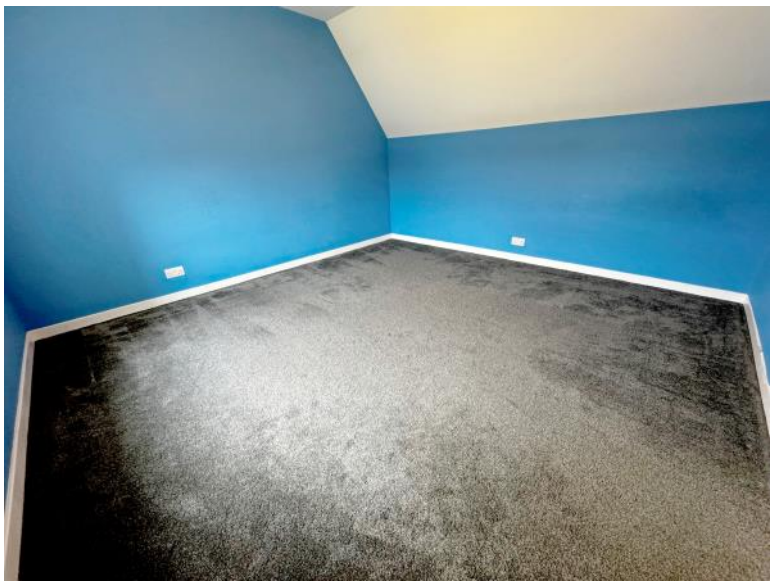
Directions

Travelling out of Stornoway town centre passing the Western Isles Hospital follow the roadway across the Barvas Moor for approximately 11 miles. Continue along past the turning for Loch Street number 31 is approximately the 9th property on the left hand side.

EPC BAND E



Bedroom 1



Bedroom 2



Bedroom 3



Lounge



Bathroom



Front Garden Grounds



Garage & Rear Aspect

Plan description

Ground Floor

Entrance Hall 4.34m (14'3") x 1.91m (6'3")

Stairs, door to:

Lounge 4.11m (13'6") x 3.70m (12'2")

Fitted carpet. Electric fire on wall. Two UPVC double glazed windows.

Kitchen 4.40m (14'5") x 3.23m (10'7")

Vinyl flooring. Fitted wall and floor units. One and a half bowl stainless steel sink. Space for white goods. Electric radiator.

Bathroom 2.23m (7'4") x 2.03m (6'8")

Vinyl flooring. WC. WHB. Bath housing an electric shower. Electric towel rail. UPVC double glazed window.

Bedroom 1 4.07m (13'4") x 3.70m (12'2")

Fitted carpet. UPVC double glazed window. Electric radiator.

Rear Porch 2.28m (7'6") x 1.38m (4'6")

Vinyl flooring. Half glazed UPVC doors to external.

First Floor

Landing 4.01m (13'2") x 1.91m (6'3")

Fitted carpet. Two UPVC double glazed windows.

Bedroom 2 4.01m (13'2") x 3.83m (12'7")

Fitted carpet. UPVC double glazed window. Electric radiator.

Bedroom 3 4.01m (13'2") x 3.77m (12'4")

Fitted carpet. UPVC double glazed window. Electric radiator.



Floorplan



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.

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