



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

**11 Crossbost, Lochs, Isle of Lewis,  
HS2 9NP**  
**Offers in the region of £135,000**





## Kitchen



### Description

Ken MacDonald & Co are pleased to present to the market this three bedroom traditional style property situated in a peaceful village location. Presented in good decorative order the property benefits from UPVC double glazed windows and oil fired central heating. Spread across two floors, the residence offers generously sized rooms that cater to the needs of a growing family or those seeking a more manageable living space. The layout is designed to optimize both functionality and aesthetic appeal, with each room contributing to the overall charm of the home. This property would be perfect for a small family looking for their forever home or those looking to downsize. Sat within easily maintained garden grounds. Lochs has a welcoming, tight nit community spirit, and frequently holds events at the local hall for the whole community to bond. A short five minute drive away from many local amenities including a mini market with fuel pumps, a post office, primary school, churches and doctors surgery. The property is ideal for anyone looking to enjoy the perks of countryside living whilst remaining nearby all local amenities, situated just a 10-minute drive away from the Stornoway Town Centre

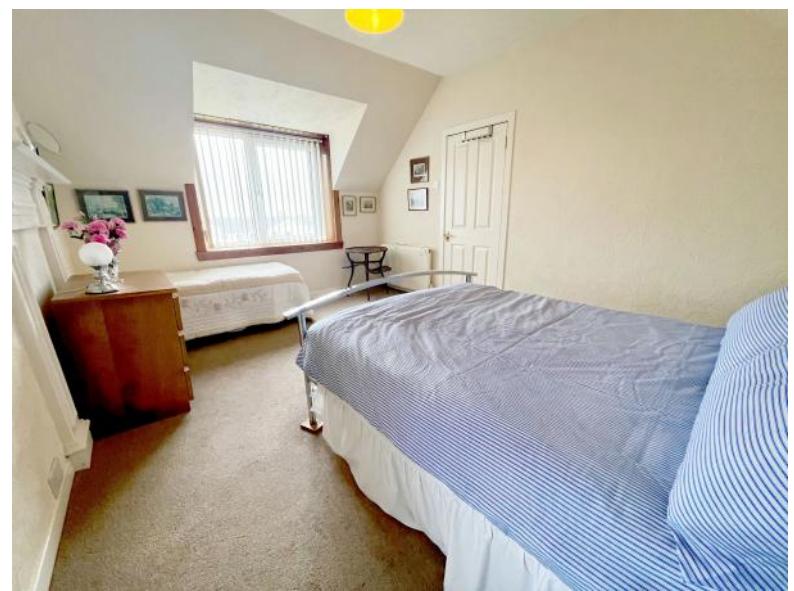
### Directions

Travelling out of Stornoway town centre passing the Co-op supermarket, take the first turning to your left hand side at the roundabout and follow the road for approximately 7 miles until you reach the village of Leurbost. Take the first turn to your left hand side after the filling station. Travelling through the village of Leurbost, continue along after the turning for Ranish into Crossbost. 11 Crossbost is approximately the 10th property on the right hand side.

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**Bedroom 1**



**Bedroom 2**



**Bedroom 3**



**Bathroom**



**Utility**



**Shower Room**



**Sun Porch**





**Hallway**



**Landing**

**Front Garden**



**Garden Grounds**

## Plan description

### Ground Floor

**Sun Room** 3.26m (10'8") x 1.88m (6'2") max

Vinyl flooring. UPVC double glazed window. Half glazed UPVC door.

**Entrance Hall** 2.00m (6'7") x 1.99m (6'6")

**Lounge** 4.34m (14'3") x 3.89m (12'9")

Fitted carpet. UPVC double glazed window. Radiator.

**Hallway** 5.01m (16'5") x 1.99m (6'6")

**Kitchen** 5.04m (16'6") max x 3.53m (11'7")

Vinyl flooring. Fitted wall and floor units. One bowl stainless steel sink. Space for white goods. UPVC double glazed windows. Radiator.

**Utility** 3.55m (11'8") x 2.16m (7'1")

Vinyl flooring. Fitted floor units. Space for white goods. UPVC double glazed window.

**Rear Porch** 1.21m (4') x 1.02m (3'4")

**Bathroom** 3.14m (10'4") x 1.51m (4'11")

Vinyl flooring. WC. WHB. Bath housing an electric shower. UPVC double glazed window. Radiator,

**Bedroom 1** 4.26m (14') x 3.74m (12'3")

Fitted carpet. UPVC double glazed window. Radiator.

### First Floor

**Landing** 4.53m (14'10") x 3.51m (11'6") max

Fitted carpet. UPVC double glazed window. Velux

**Bedroom 2** 4.53m (14'10") x 3.43m (11'3")

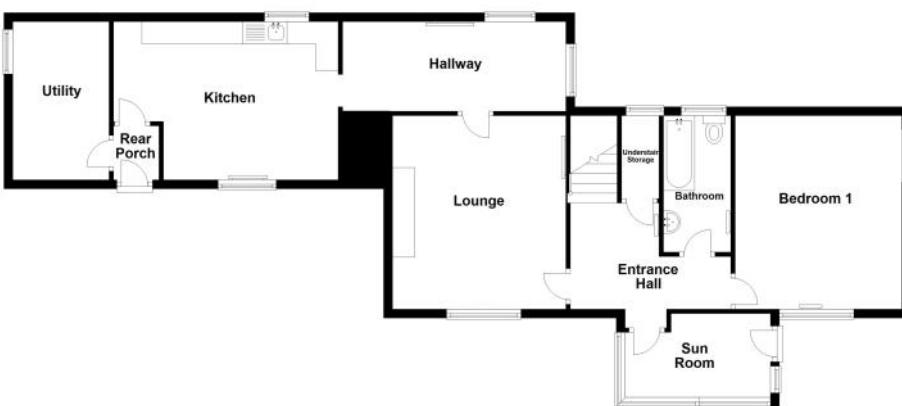
Fitted carpet. UPVC double glazed window. Radiator.

**Bedroom 3** 4.53m (14'10") x 3.57m (11'9")

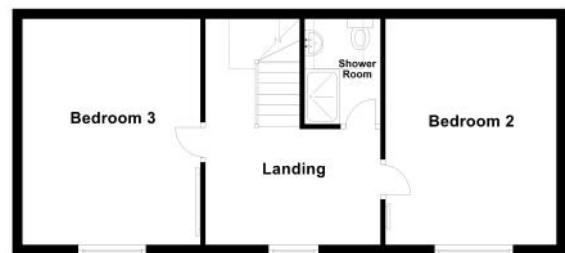
Fitted carpet. UPVC double glazed window. Radiator.

**Shower Room** 2.28m (7'6") x 1.52m (5')

Vinyl flooring. WC. WHB. Shower cubicle housing an electric shower. Velux window.



**Ground Floor**



**First Floor**

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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