



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

**Anchor House, St Ronans Drive, Lionel,
Port of Ness, Isle of Lewis, HS2 0PB**

Offers over £215,000





Open Plan Living Space

Description

Ken MacDonald & Co are pleased to present to the market this recently renovated three bedroomed dwelling house situated in the Port of Ness. The home was previously utilised as the village mission hall and the sellers have held onto original features such as high ceilings creating a bright and airy ambience. Boasting a large open plan, light filled communal area with a well proportioned seating and dining area. A notable feature is the unique Romanesque circular windows adding old world charm to the property whilst ushering in an abundance of natural light. The property is currently being utilised as a successful luxury, self-catering accommodation therefore it would be a great buy to let investment. Benefitting from UPVC double glazing and oil fired central heating. Set within easily maintained garden grounds, the property features off road parking secured by gate and fence.

The home is situated in a great location within walking distance of all the local amenities including a playpark, beautiful sandy beaches, a sports centre, local shops and petrol pumps. The Stornoway Town Centre is a 40 minute drive away where all other amenities can be accessed.

The property is being sold as seen - All furniture & brand new garden shed included.

EPC BAND C



Master Bedroom & En-suite Shower Room



Directions

Travelling out of Stornoway town centre passing the Western Isles hospital follow the main road across the Barvas Moor for approximately 11 miles until you reach the village of Barvas. Continue along this road heading north for a further 11 miles until you reach the district of Ness. Pass through the villages of Dell, Cross, Habost and Swainbost then entering Lionel. Travel along this road for approximately 1/4 of a mile and take the left hand turning sign posted for Eoropaiddh. Continue driving along this road until you see the turning for Spors Nis pass the turning and Anchor House is the first property on the left.



Bedroom 2



Bedroom 3



Shower Room

Plan description

Ground Floor

Entrance Hall 3.20m (10'6") x 1.11m (3'8")

Vinyl flooring. Half glazed UPVC door to exterior.

Open Plan Living 9.98m (32'9") x 5.92m (19'5")

Laminate flooring. Fitted floor units. One bowl stainless steel sink. 8 UPVC double glazed windows. UPVC double glazed French doors. Three radiators.

Hallway 4.30m (14'1") x 1.24m (4'1")

Laminate flooring.

Bedroom 1 4.49m (14'9") max x 3.47m (11'5")

Laminate flooring. UPVC double glazed window. Radiator.

En-suite Shower Room 2.80m (9'2") x 2.12m (6'11")

Tiled flooring. WC. WHB. Shower cubicle housing a mixer shower. Heated towel rail.

Bedroom 2 3.47m (11'5") x 3.20m (10'6")

Laminate flooring. UPVC double glazed window. Radiator.

Bedroom 3 3.74m (12'3") x 3.15m (10'4")

Laminate flooring. UPVC double glazed window. Radiator.

Shower Room 3.14m (10'4") x 2.02m (6'8")

Tiled flooring. WC. WHB. Shower cubicle housing a mixer shower. Heated towel rail.

Utility 3.20m (10'6") x 1.34m (4'5")

Vinyl flooring. Space for white goods.



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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