

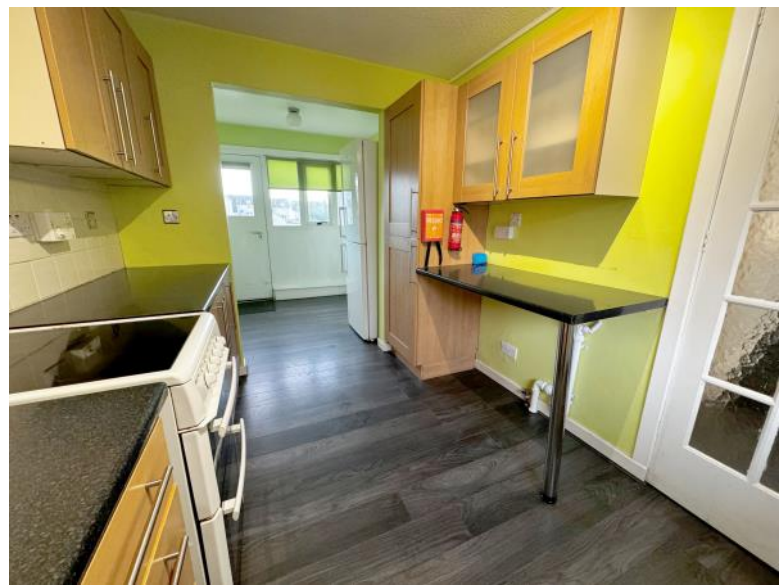


**Ken MacDonald & Co
Solicitors & Estate Agents
Stornoway, Isle of Lewis**

**15 Cearn Easaidh, Stornoway, Isle of Lewis,
HS1 2YJ**

Offers over £105,000





Kitchen

Description

Ken MacDonald & Co are excited to offer for sale this deceptively spacious three-bedroom end terrace dwellinghouse on the outskirts of the Stornoway Town Centre. Benefitting from timber frame double glazed windows and electric heating. Presented to the market in good decorative order throughout providing an ideal opportunity for first time buyers to get onto the property ladder. There is a small low maintenance garden grounds to the front and rear of the property and a communal parking area to the side which provides off road parking. The Stornoway Town centre is just a 5-minute drive from the property where all local amenities can be accessed. The local community shop and post office, community centre and children's playground are just a stone throw from the property.

Directions

Travel out of Stornoway town centre passing the Western Isles Hospital and take the first turning to your left. Travelling up the hill take the first turning to your left. Follow the road up until you get to the junction and take your right turning over the speed bump. Directly in front you will see a sign for Cearn Easaidh. The property is the first on the left hand side.

EPC BAND F



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom



Lounge



Rear Porch



Downstair Storage



Upstair Storage

Plan description

Ground Floor

Lounge 5.59m (18'4") x 2.00m (6'7")

Laminate flooring. Fireplace housing electric fire. Timber framed double glazed window. Radiator.

Kitchen 3.47m (11'5") x 2.41m (7'11")

Laminate flooring. Fitted floor and wall units. One and a half bowl stainless steel sink. Space for white goods. Timber framed double glazed window.

Dining Area 2.41m (7'11") x 2.22m (7'3")

Laminate flooring. Timber framed double glazing. Radiator.

Hallway 3.46m (11'4") x 1.84m (6')

WC 1.64m (5'5") x 0.60m (2')

Vinyl flooring. WC WHB. Timber framed double glazed window.

Porch 1.85m (6'1") x 1.73m (5'8")

Storage 1.64m (5'5") x 1.15m (3'9")

First Floor

Bedroom 1 3.35m (11') x 3.31m (10'10")

Fitted carpet. Timber framed double glazed window. Radiator.

Bedroom 2 2.62m (8'7") x 2.60m (8'6")

Fitted carpet. Timber framed double glazed window. Radiator.

Bedroom 3 3.49m (11'5") x 2.64m (8'8")

Fitted carpet. Timber framed double glazed window. Radiator.

Bathroom 2.62m (8'7") x 1.74m (5'9")

Vinyl flooring. WC. WHB. Bath. Shower cubicle housing an electric shower. Timber framed double glazed window. Heated towel rail.

Landing 3.38m (11'1") x 2.64m (8'8")

Store Room 1.29m (4'3") x 1.18m (3'10")



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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Ken Macdonald & Co
Solicitors & Estate Agents
Stornoway, Isle of Lewis, HS1 2DP
Tel 01851 704040
www.kenmacdonaldproperties.co.uk