

5 Broadbay View, Back, Isle of Lewis, HS2 0LA

Offers over £145,000



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Kitchen



Description

Ken MacDonald & Co are pleased to offer for sale this five-bedroom semi-detached dwelling house situated in the well-sought area of Back. The deceptively large property spans across three floors and maximises on the space available. Extra dimension has been added by the recently converted loft which comprises of two bedrooms, one of which features an en-suite; which opens up the space and benefits from natural sunlight streaming through the Velux windows. The high positioning of the property offers a serene backdrop as it allows for sweeping coastal views over Broadbay and the surrounding village. Throughout the property, vibrant splashes of colour infuse a lively ambiance which gives a unique edge of character to the home. The versatile canvas also offers the opportunity for easy cosmetic alterations for the prospective buyers to customise the house to their own decorative taste. The property benefits from UPVC double glazed windows and is heated by way of electric storage heaters, which are distributed throughout. To the rear of the property there is a private garden space which is easily maintained and has the added convenience of rear vehicular access.

Ideally situated, the property is just around the corner from local amenities such as the petrol station with small shop supplying everyday essentials, hairdresser, and primary school. Approximately 7 miles away is the Town Centre of Stornoway where all further amenities can be found.



Lounge



Shower Room





Bedroom 1



Bedroom 2





Bedroom 3



Bedroom 4



Bedroom 5



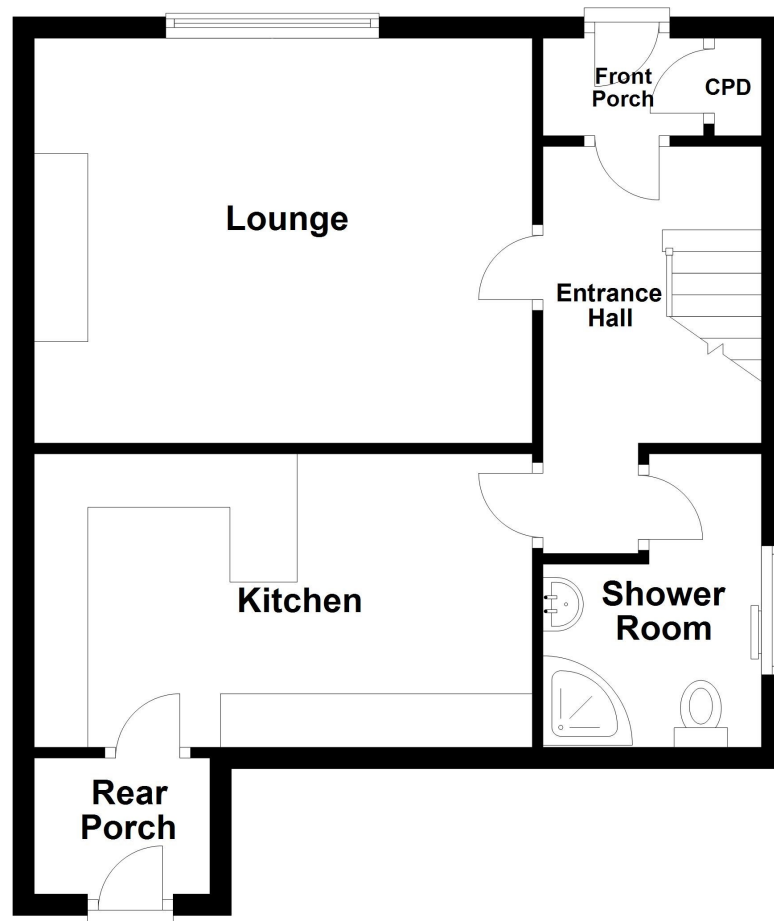
External



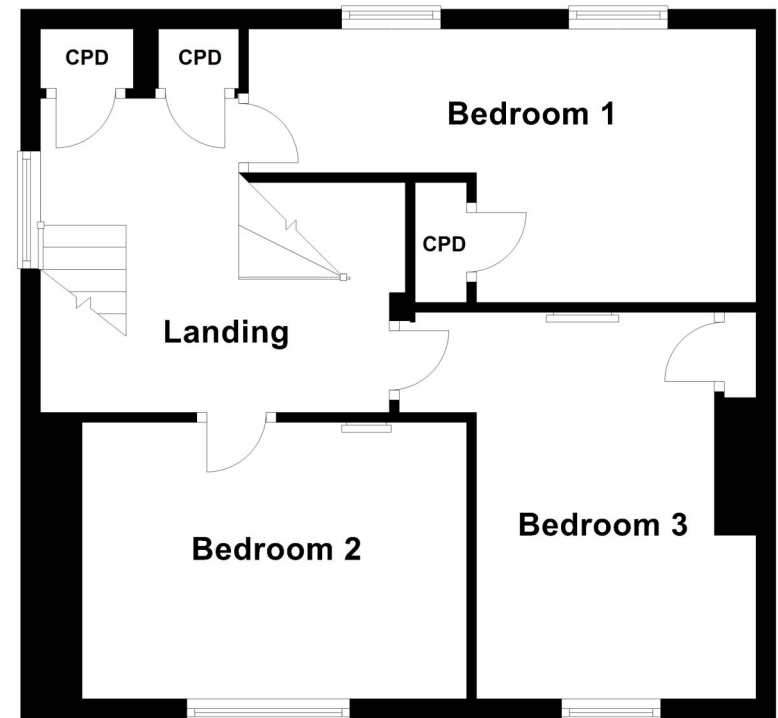
Directions

Travelling out of Stornoway town centre passing the Western Isles Hospital take the second turning to your right after the Laxdale Bridge. Follow the roadway for approximately 5 miles until you reach the district of Back. Take the first turning to your left hand side after the Filling Station and take the turning to your right hand side into Broadbay View. Number 5 is the fifth property to your left hand side, just after the side road.

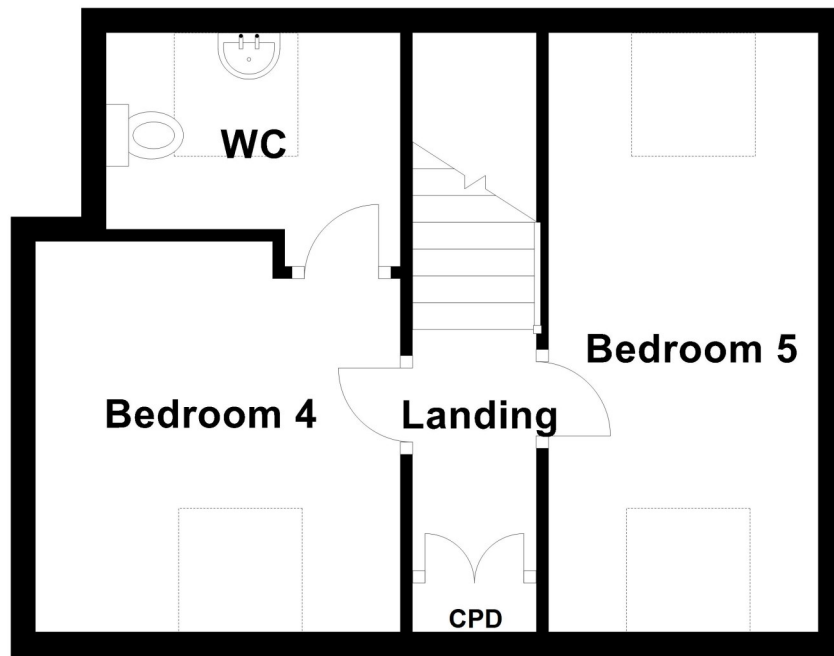
EPC BAND E



Ground Floor



First Floor



Second Floor Plan

Ground Floor

| | |
|---|---|
| Front Porch | 1.50m (4'11") x 0.91m (3') |
| Entrance Hall Fitted carpet. Electric storage heater. | 2.77m (9'1") x 2.04m (6'8") |
| Lounge Fitted carpet. Panel feature on one wall. Tiled fireplace with wooden mantel housing an electric fireplace. UPVC double glazed window. | 4.65m (15'3") x 3.80m (12'6") |
| Shower Room Laminate flooring. WC. WHB. Shower cubicle housing an electric shower. UPVC double glazed window. Electric storage heater. | 2.72m (8'11") max x 2.02m (6'8") |

Kitchen **4.65m (15'3") x 2.74m (9')**
Vinyl flooring. Fitted wall and floor units. One bowl stainless steel sink. Space for white goods. UPVC double glazed window.

Rear Porch **1.64m (5'5") x 1.27m (4'2")**

First Floor

Landing **3.17m (10'5") x 2.00m (6'7")**
Fitted carpet. Built in storage cupboards. Electric storage radiator. UPVC double glazed window.

Bedroom 1 **4.70m (15'5") max x 2.76m (9'1")**
Fitted carpet. Built in storage cupboard. Two UPVC double glazed windows.

Bedroom 2 **3.88m (12'9") x 2.76m (9'1")**
Fitted carpet. UPVC double glazed window. Electric storage heater.

Bedroom 3 **3.90m (12'10") x 2.40m (7'10")**
Fitted carpet. Built in storage space. UPVC double glazed window. Electric storage heater.

Second Floor

Bedroom 4 **3.16m (10'4") max x 2.95m (9'8")**
Skylight.

Bedroom 5 **4.85m (15'11") x 2.18m (7'2")**
Two skylights, door to:

WC **2.08m (6'10") x 1.51m (4'11")**
Skylight, door to:

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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