



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

**1 Coach House Gardens, Olivers Brae,
Stornoway, Isle of Lewis, HS1 2SX**

CLOSING DATE: THURSDAY 6TH FEBRUARY 2025

Offers in the region of £285,000





Description

On the outskirts of Stornoway Town Centre, we are delighted to welcome to the market this impressive four-bedroom dwellinghouse. The modern home has been well-looked-after and is presented in immaculate walk-in condition. Decorated timelessly throughout, with simple and neutral colours balanced beautifully by elegant oak engineered flooring through the ground floor. The property is heated by way of a gas fired boiler which is further enhanced with the timber frame double glazing.

The comfortable accommodation is set over two floors comprising of a kitchen/dining room, lounge, WC, utility and study on the ground floor and 4 bedrooms, en-suite shower room off the master bedroom, large walk in wardrobe and a bathroom on the first floor. The accommodation is suitable for a wide range of purchasers.

The landscaped garden grounds to the front of the property offer an easily maintainable grass area and a raised bed displaying lovely vibrant flowers. The tarmacked driveway offers ample parking space for multiple cars.

Tucked away off the main road, the property benefits from a central location being less than a 5-minute drive from Stornoway Town Centre. The South Westerly facing property takes full advantage of the stunning sea views and view towards the Stornoway Harbour where the ferry can be seen taking it's regular sailing route.

Properties of this type are in high demand; early viewings are advised.

Directions

Travelling out of Stornoway town centre passing the council offices follow the roadway straight through at the roundabout and along Sandwick Road and onto Olivers Brae. Continue along Olivers Brae until you reach the bend. Take your first right turning at the beginning of the old stone wall, follow the drive down, and 1 Coach House Gardens is the 2nd property on your left hand side.

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Kitchen & Dining Room



Lounge



Master Bedroom & En-suite Shower Room



Bedroom 2



Bedroom 3



Bedroom 4



Study (Potential 5th Bedroom)



Bathroom



Utility



Hallway



WC



View from First Floor



Rear Aspect



Side Aspect

Plan description

Ground Floor

Porch 1.78m (5'10") x 1.53m (5')

Engineered oak flooring. 2 slim timber framed double glazed windows surrounding a UPVC door to exterior.

Hallway 2.55m (8'4") x 2.00m (6'7")

Engineered oak flooring. Door to understairs storage. Radiator.

Lounge 4.97m (16'4") x 4.22m (13'10")

Engineered oak flooring. Tiled hearth with wooden mantel housing an electric fire. Large Timber framed double glazed window. Radiator.

Kitchen/Dining Room 8.40m (27'7") x 3.29m (10'10")

Laminate flooring. Fitted wall and floor units. One bowl stainless steel sink. 2 Timber framed double glazed windows. 2 Large Timber framed sliding doors to the rear. Radiator.

Utility Room 2.51m (8'3") x 1.81m (5'11")

Laminate flooring. Fitted wall and floor units. One bowl stainless steel sink. Space for white goods. Wooden door with window to exterior. Timber framed double glazed window.

WC 1.80m (5'11") x 1.05m (3'5")

Tiled flooring. WC. WHB. Timber frame double glazed window.

Study 3.84m (12'7") x 3.24m (10'8")

Engineered oak flooring. Tiled hearth with wooden mantel housing an electric fire. Timber framed double glazed window. Radiator.

First Floor

Landing 1.88m (6'2") x 1.09m (3'7")

Master Bedroom 3.78m (12'5") x 3.25m (10'8")

Engineered oak flooring. Timber framed double glazed window. Radiator.

En-suite Shower Room 2.07m (6'9") x 1.66m (5'5")

Tiled flooring. Half tiled wall. WC. WHB. Shower cubicle housing a mixer shower. Velux window. Radiator.

Walk in Wardrobe 2.07m (6'9") x 1.74m (5'9")

Bedroom 2 3.95m (13') max x 2.64m (8'8")

Fitted carpet. Timber framed double glazed window. Radiator.

Bedroom 3 2.80m (9'2") x 2.77m (9'1")

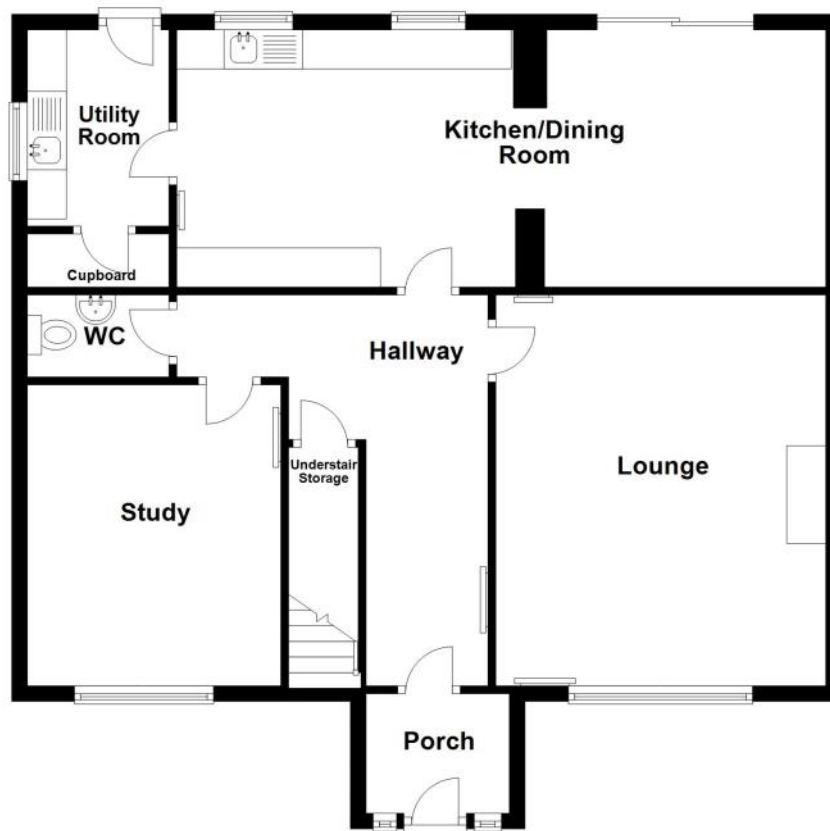
Fitted carpet. Velux window. Radiator.

Bedroom 4 2.79m (9'2") x 2.00m (6'7")

Fitted carpet. Mirrored sliding doors to wardrobe storage space. Velux window. Radiator.

Bathroom 1.99m (6'6") max x 1.87m (6'2")

Tiled flooring. Half tiled wall. WC. WHB. Shower cubicle housing a mixer shower. Bath. Velux window. Radiator.



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. 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