

26 Sworddale, Point, Isle of Lewis, HS2 0BP

Offers over £140,000 (House & Croft)



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Kitchen



Description

Ken MacDonald & Co are pleased to present this charming two-bedroom detached croft house, set on a croft tenancy of approximately 5.11 acres with sweeping views over the Minch. The property benefits from UPVC double glazing and oil-fired central heating. While it requires some minor renovations and modernisation, presents an ideal opportunity for someone seeking a rewarding project.

All on a single level, the home includes a spacious kitchen, a lounge, one double bedroom, one single bedroom, a shower room, and ample storage throughout. Additionally, the floored attic offers potential for conversion, subject to the necessary permissions.

The property is surrounded by large, easily maintained gardens, providing ample space for potential expansion (subject to local authority consent). With stunning rear views perfect for enjoying the summer months, the grounds offer plenty of room for children's play equipment. The outbuilding provides practical storage for outdoor tools or furniture, and a tarmac driveway offers parking for multiple vehicles.

The subjects are located approximately 6 miles from Stornoway providing easy access to the town centre, sport facilities and transport links whilst there is a local school within 2.5 miles. The location provides easy accessibility to all amenities whilst benefiting from the peace of the surrounding countryside.

EPC BAND E



Lounge



Shower Room



Bedroom 1



Bedroom 2





External

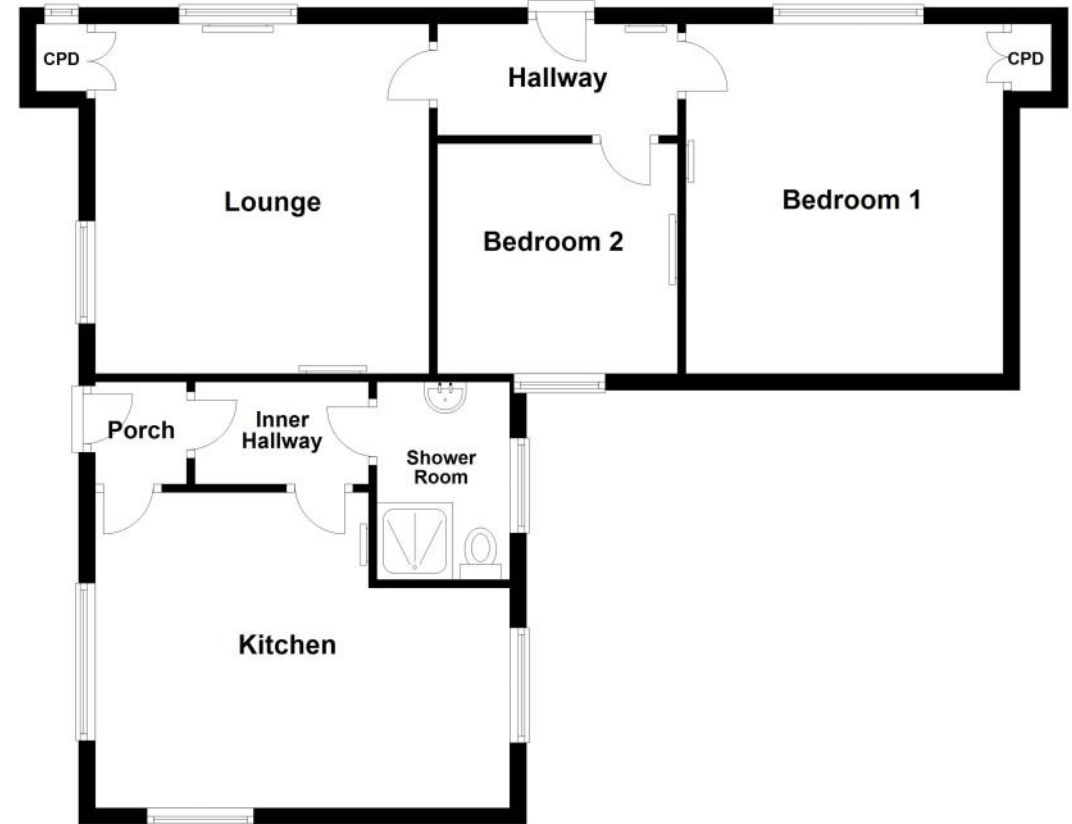


Directions

Travelling out of Stornoway Town Centre passing the Council Offices travel along Sandwick Road, through the village of Sandwick passing the airport and across the Briaghe, when you come into the village of Aignish, take the right hand turn up past Knock School, proceed through the village of Knock with road bearing to your right, through village and at the T-junction turn right and carry on along the road and around the bend past a right hand turning. After the bend 26 Swordale is the 11th property on your right hand side,

Plan description

Porch	1.23m (4') x 1.10m (3'7")
Inner Hallway	2.09m (6'10") x 1.22m (4')
Kitchen	5.00m (16'5") x 3.80m (12'6") max Vinyl flooring. Fitted wall and floor units. One bowl stainless steel sink. Space for white goods. Three UPVC double glazed windows. Radiator.
Lounge	4.21m (13'10") x 4.02m (13'2") Fitted carpet. Two UPVC double glazed windows. Built in storage cupboard. Two radiators.
Bedroom 1	4.28m (14'1") x 3.82m (12'6") Fitted carpet. Built in storage wardrobe. UPVC double glazed window. Radiator.
Hallway	2.89m (9'6") x 1.34m (4'5")
Bedroom 2	2.89m (9'6") x 2.80m (9'2") Fitted carpet. UPVC double glazed window. Radiator.
Shower Room	2.38m (7'10") x 1.60m (5'3") Vinyl flooring. Tiled walls. WC. WHB. Accessible shower housing an electric shower.



Floorplan

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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