

**4a Melbost, Stornoway, Isle of Lewis, HS2 0BG**

**Offers over £210,000 (House & Croft)**



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## Lounge



### *Description*

Ken MacDonald & Co are delighted to bring to the market this charming two-bedroom detached traditional dwelling, located in the picturesque village of Melbost. This property benefits from air-source heating and Timber frame double glazing throughout the property and the conservatory is fitted with UPVC double glazed windows and French doors. The ground floor features a well-appointed kitchen, a cozy lounge, a bright conservatory, a bathroom, and a versatile study that could easily be converted into a third bedroom. Upstairs, you'll find two spacious double bedrooms, one with a large walk-in wardrobe, and an additional WC. The home is tastefully decorated and ready for new owners to put their own stamp on it.

The property is surrounded by easily maintained garden grounds, with a gravelled area at the rear providing ample parking for multiple vehicles.

The property enjoys a lovely village setting for a family home with the local primary and secondary school just a short driveway. Approximately 1 mile is the shop and café at Knock. The Stornoway Town Centre is situated 3 miles away from the property, where all further amenities can be found.

***Included in the sale is the adjoining croft tenancy, extending to approximately 1.26 acres.  
A separate sale of the croft would also be considered. Croft sale is subject to Crofting  
Commission approval.***

***EPC BAND E***



**Kitchen**



**Conservatory**





**Bedroom 1**



**Bedroom 2**





**Study/Bedroom 3**



**Bathroom**



**WC**

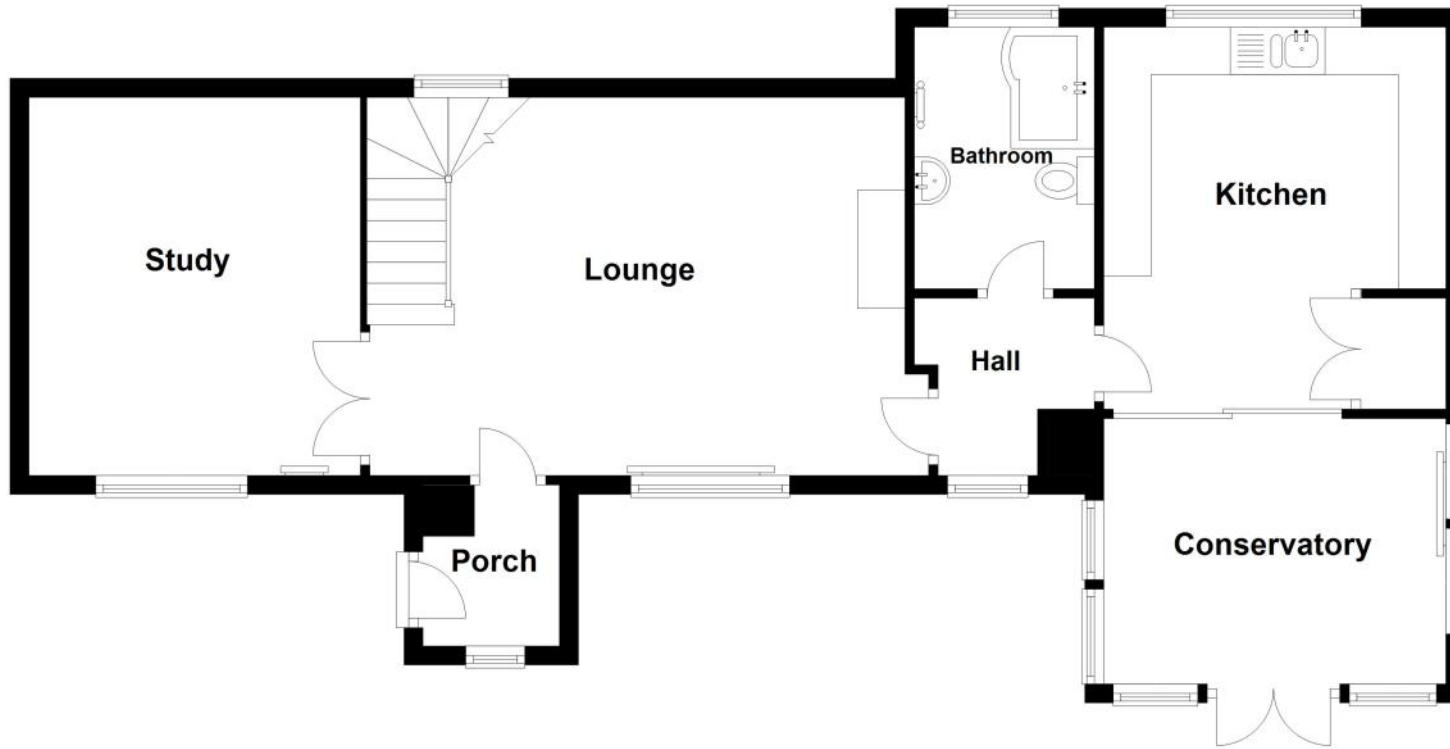


**Driveway & Rear Aspect**

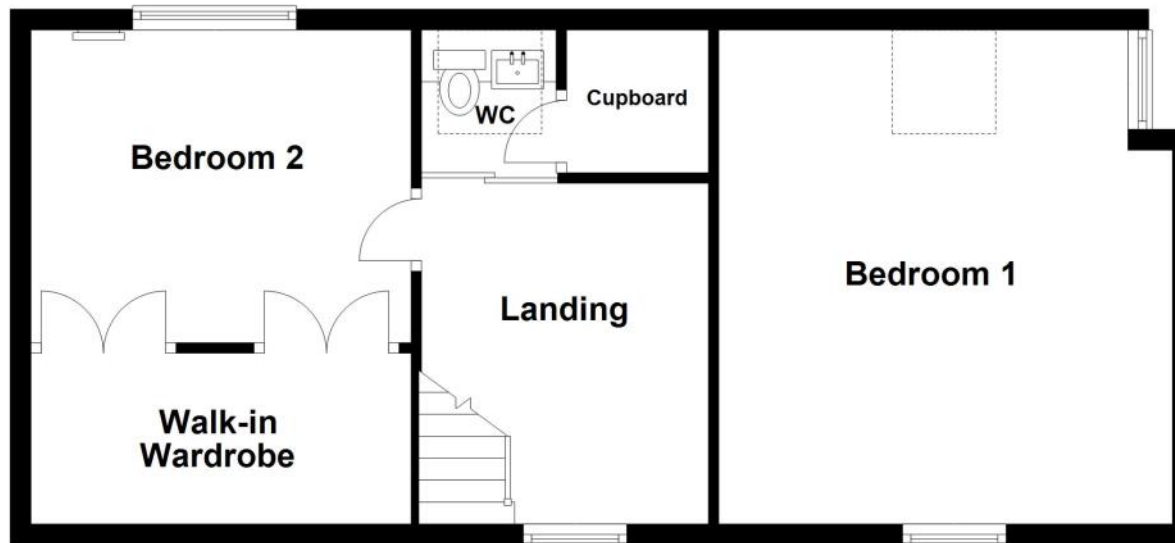


**Front Garden Grounds**





**Ground Floor**



**First Floor**

### *Plan description*

## Ground Floor

<b>Porch</b>	<b>1.70m (5'7") x 1.20m (3'11")</b>
<b>Lounge</b> Oak wooden flooring. Stone wall feature. Multifuel stove. Timber frame double glazed window. Radiator.	<b>5.65m (18'6") x 3.99m (13'1")</b>
<b>Study</b> Oak wooden flooring. Timber frame double glazed window. Radiator.	<b>3.90m (12'10") x 3.50m (11'6")</b>
<b>Hall</b>	<b>1.90m (6'3") x 1.87m (6'2")</b>
<b>Bathroom</b> Tiled flooring. WC. WHB. Bath unit housing an electric shower. Timber frame double glazed window. Heated towel rail.	<b>2.76m (9'1") x 1.52m (5')</b>
<b>Kitchen</b> Tiled flooring. Fitted wall and floor units. One and a half bowl stainless steel sink. Space for white goods.	<b>3.99m (13'1") x 3.61m (11'10") max</b>
<b>Conservatory</b> Laminate flooring. UPVC double glazed windows. UPVC double glazed sliding doors. UPVC double glazed French doors to external.	<b>3.50m (11'6") x 2.80m (9'2")</b>

### *Directions*

Travel east out of Stornoway town centre, passing the Western Isles Council offices along Sandwick Road towards Point. Take the turning to your left at the airport. Travel along this road and bear right at the roundabout, continue along this road and number 4a is approximately the 9th house on the right hand side.

## First Floor

<b>Bedroom 1</b> Fitted carpet. Two timber framed double glazed windows. Velux window. Radiator.	<b>4.65m (15'3") x 4.38m (14'4") max</b>
<b>Bedroom 2</b> Fitted carpet. Timber frame double glazed window. Built in walk in wardrobe. Radiator.	<b>3.67m (12') x 3.02m (9'11")</b>
<b>Walk-in Wardrobe</b>	<b>3.67m (12') x 1.65m (5'5")</b>
<b>WC</b> Laminate flooring. WC. WHB. Built in storage cupboard. Velux window. Heated towel rail.	<b>1.38m (4'6") x 1.30m (4'3")</b>
<b>Cupboard</b>	<b>1.65m (5'5") x 1.37m (4'6")</b>
<b>Landing</b>	<b>3.29m (10'10") x 2.77m (9'1")</b>

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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