

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

Offers over £180,000



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Lounge



Description

Ken MacDonald & Co are delighted to bring to the market this charming three-bedroom detached traditional dwelling, located in the picturesque village of Melbost. This property benefits from air-source heating, solar panels 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 drive way. 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.

*The adjacent croft extending to approximately 1.26 acres is also for sale.
Croft sale is subject to Crofting Commission approval.*

EPC BAND E



Kitchen



Conservatory





Bedroom 1



Bedroom 2





Study/Bedroom 3



Bathroom



WC

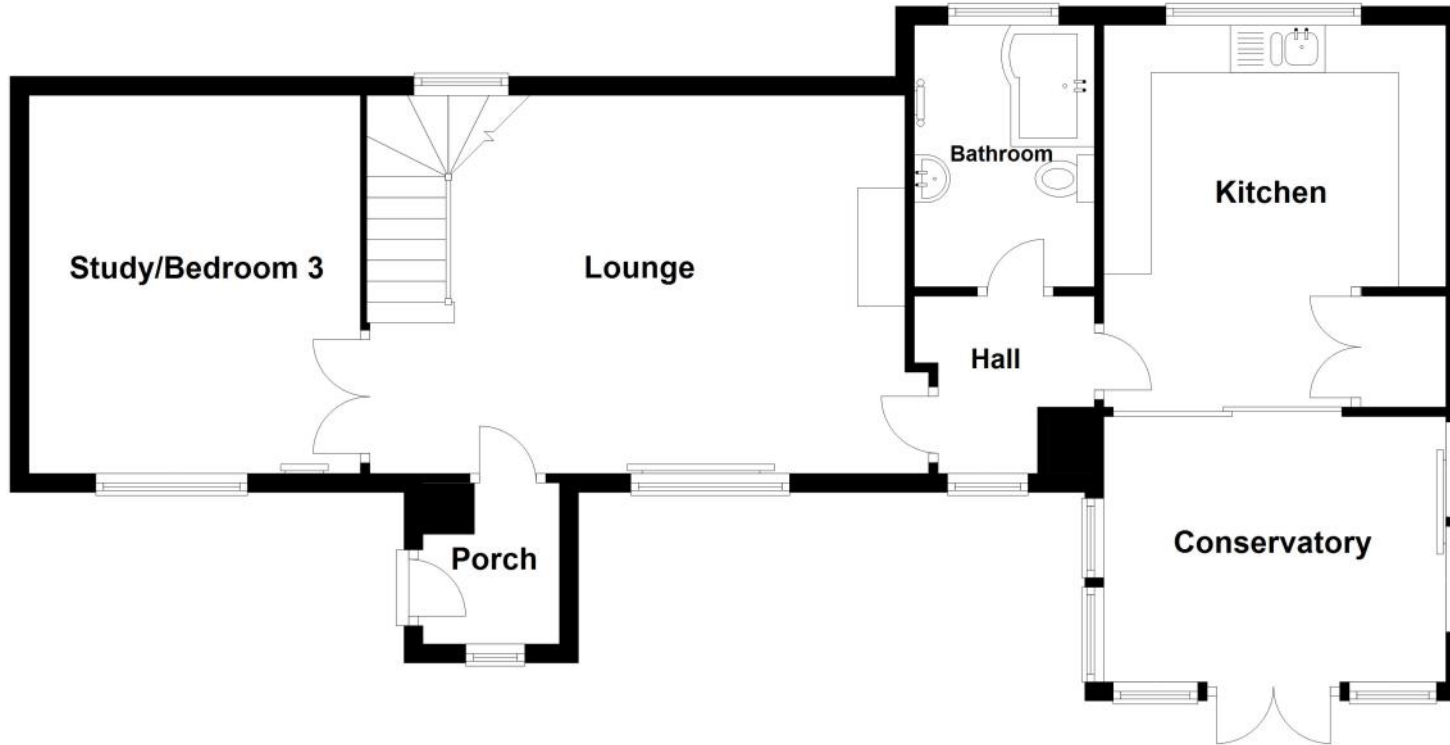


Driveway & Rear Aspect

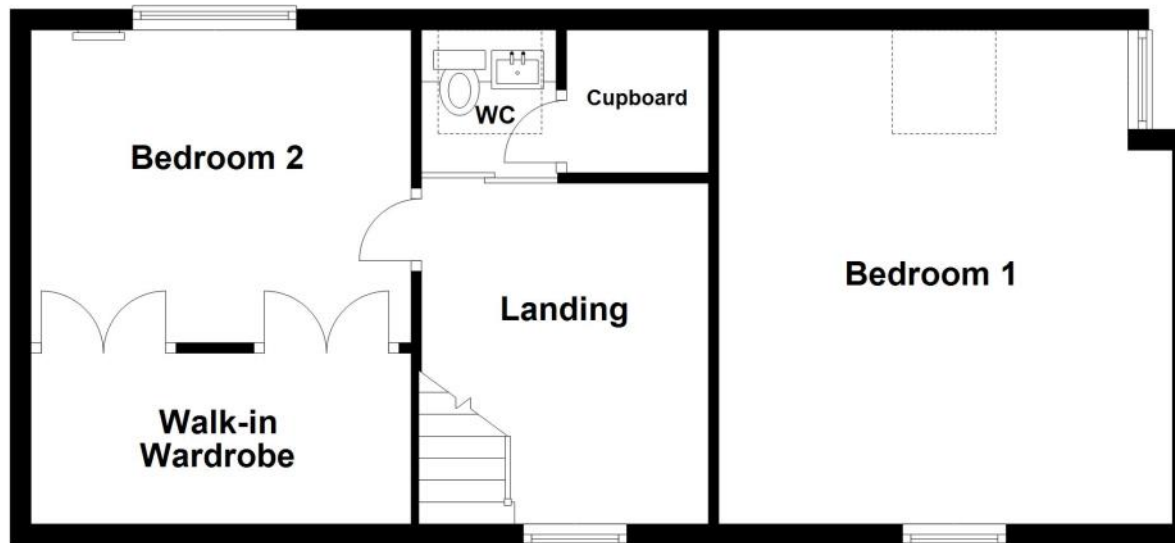


Front Garden Grounds





Ground Floor



First Floor

Plan description

Ground Floor

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

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

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

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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