

6B Guershader, Stornoway Isle of Lewis, HS2 0DP
Offers over £185,000



Ken Macdonald & Co, Solicitors & Estate Agents, 9 Kenneth Street, Stornoway, Isle of Lewis, HS1 2DP
Tel: 01851 704040 Email: enquiries@kenmacdonaldlawyers.co.uk
Web: www.kenmacdonaldproperties.co.uk



Lounge

Description

Ken MacDonald & Co are delighted to bring to market this spacious five-bedroom home located on the outskirts of Stornoway. Featuring UPVC double glazing throughout, with some timber-framed Velux windows on the upper floor, and electric storage heating, this property offers a fantastic opportunity for a growing family to create their ideal forever home. While some renovation work is required, the generous layout and potential are clear. The accommodation is spread over two floors, with the ground floor comprising an entrance porch, a lounge, a box room, a kitchen, a side porch, two double bedrooms, a single bedroom, a bathroom, and several storage cupboards. Upstairs, you'll find two additional double bedrooms, a spacious landing, and a shower room.

Externally, the property is surrounded by easy-to-maintain gardens, and the front of the home offers distant, picturesque views of Broadbay. With its fantastic location, the home is within walking distance to the Stornoway Town Centre where all local amenities can be found. There is a Primary and Secondary school located just a short drive away.

EPC BAND E



Kitchen



Hallway



Box Room



Bedroom 1



Bedroom 2





Bedroom 3



Bedroom 4





Bedroom 5



Bathroom



Shower Room



External



Ground Floor

Hallway 5.49m (18') x 2.75m (9')

Box Room 2.43m (8') x 2.06m (6'9")
Fitted carpet. UPVC double glazed window.

Lounge 4.91m (16'1") x 4.17m (13'8")
Laminate flooring. Tiled fireplace with wooden mantel housing an open fire. Large UPVC double glazed window. Storage heater.

Kitchen 5.53m (18'2") x 2.00m (6'7")
Exposed flooring. Fitted wall and floor units. One bowl stainless steel sink. Space for white goods. Two large UPVC double glazed windows. Storage heater.

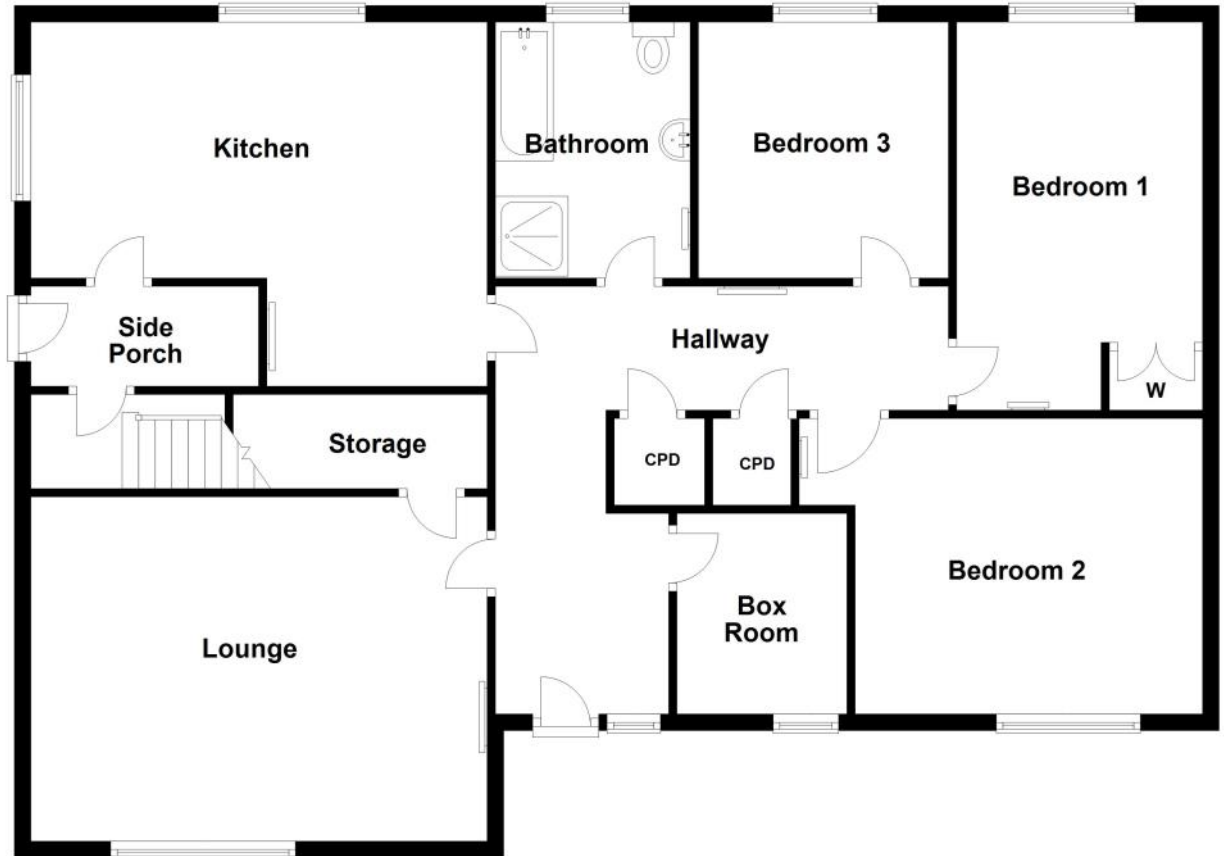
Side Porch 2.76m (9'1") x 1.21m (4')

Bedroom 1 4.70m (15'5") max x 2.98m (9'9")
Exposed flooring. Built in wardrobe storage space. UPVC double glazed window. Storage heater.

Bedroom 2 4.21m (13'10") x 3.58m (11'9")
Exposed flooring. Built in wardrobe storage space with sliding mirrored doors. UPVC double glazed window. Storage heater.

Bedroom 3 3.10m (10'2") x 3.03m (9'11")
Exposed flooring. UPVC double glazed window.

Bathroom 3.10m (10'2") x 2.36m (7'9")
Tiled flooring. WC. WHB. Bath unit with shower head. Shower cubicle housing an electric shower. UPVC double glazed window. Storage heater.



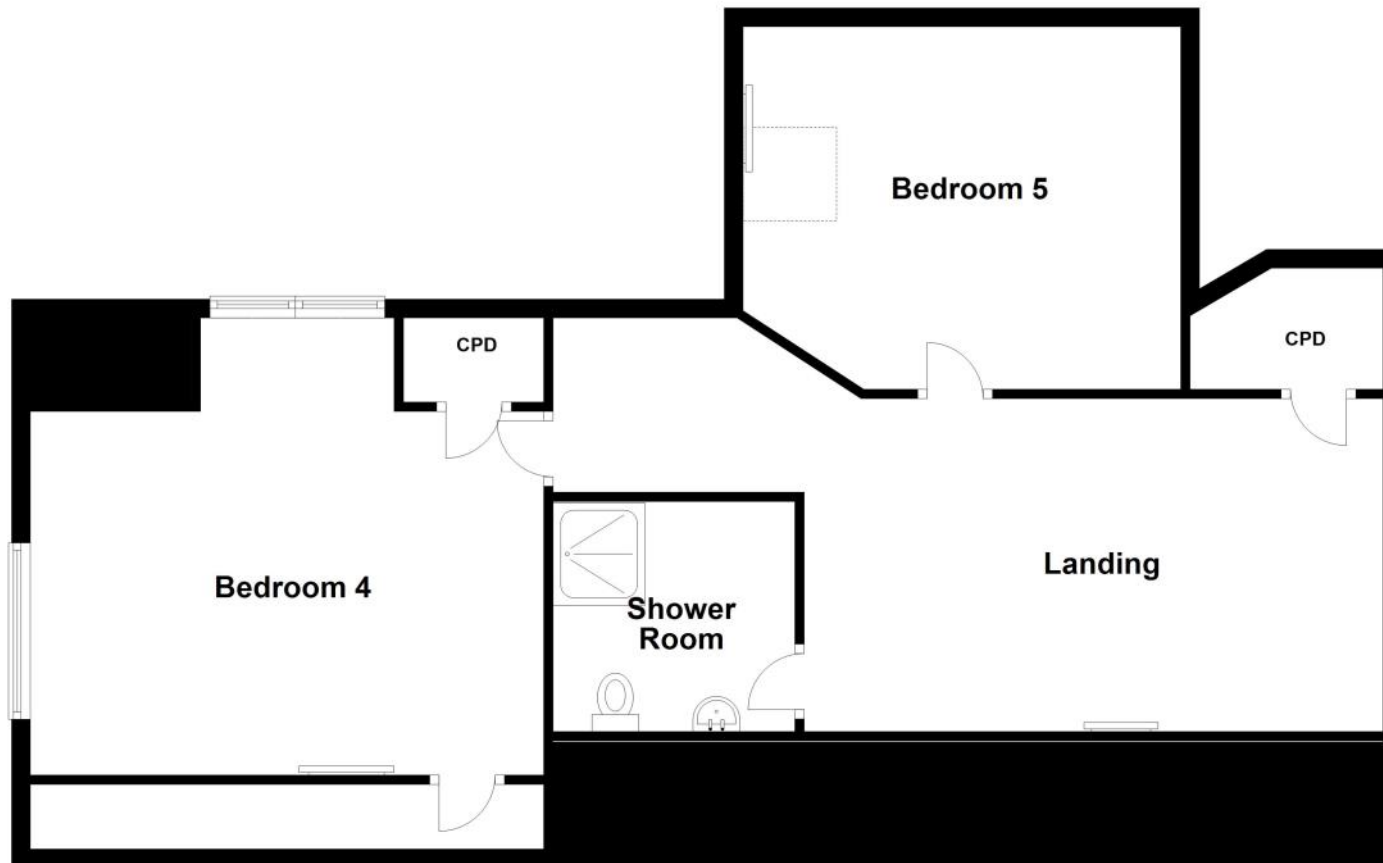
First Floor

Landing 5.58m (18'4") x 4.42m (14'6")

Bedroom 4 5.49m (18') x 4.68m (15'4")
Exposed flooring. Two UPVC double glazed windows. Storage heater.

Shower Room 2.58m (8'6") x 2.46m (8'1")
Exposed flooring. WC. WHB. Shower cubicle housing an electric shower.

Bedroom 5 4.68m (15'4") x 3.18m (10'5")
Exposed flooring. Velux window. Storage heater.



Directions

Travel out of Stornoway town centre passing the Western Isles Hospital and take the first turning to your left. Travelling up the hill, 6B Guershader is the second property on the right hand side.

Prospective purchasers are advised to note formal interest with Ken Macdonald & Co as soon as possible after viewing in order that they may be informed of any closing date.

Property to Sell

We offer a friendly and professional service to assist you through a successful sale.

Property to Buy

Having seen a property you wish to purchase, we can guide you through the process to make it as stress free as possible.

Valuation Service

This service is free of charge and gives you the opportunity for an informal discussion on the marketing and sale of your property.

Legal Services

As well as residential and commercial conveyancing, we also offer a full range of legal services covering executries criminal and civil court, matrimonial matters, personal injury and crofting law.

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.

Ken MacDonald & Co is a trading name of Ken MacDonald & Co Limited, a company registered in Scotland. Company Registration Number: SC434629 VAT No: 671154544 Registered Office address and list of Directors as above.