



13B Scotland Street, Stornoway, Isle of Lewis, HS1 2JN

Offers over £99,000

*Ken Macdonald & Co, Solicitors & Estate Agents, 9 Kenneth Street, Stornoway, Isle of Lewis, HS1 2DP  
Tel: 01851 704040 Email: [enquiries@kenmacdonaldlawyers.co.uk](mailto:enquiries@kenmacdonaldlawyers.co.uk)*

*Web: [www.kenmacdonaldproperties.co.uk](http://www.kenmacdonaldproperties.co.uk)*



**Kitchen**

*Description*

Ken MacDonald & Co would like to present to the market this inviting one-bedroom property, ideally located in the heart of Stornoway Town Centre. The property is in good decorative order and would be a fantastic opportunity for first time buyers looking to step onto the property ladder. The property comprises of an acute kitchen space, a cosy and welcoming lounge, and a bright bedroom located upstairs. The property exudes potential as a starter home or as an investment opportunity as a rental property, giving its central location.

To the rear of the property there is a private stone area which is perfect for basking in the sun during the warmer months, offering a peaceful outdoor space for relaxation or dining.





Lounge



Bedroom







**Shower Room**



**Utility**





## Rear & Side Chipped Area

### *Location*

The convenient setting of this home is just a short walk away from all local amenities such as schools, shops, restaurants and transport. Leisurely strolls can also be taken around the close by Stornoway Castle Grounds, providing all the elements for a comfortable and easy-care lifestyle in Stornoway.

### *Directions*

Travelling out of the town centre along Cromwell Street take the first turning to your right onto Kenneth Street and then turn to your left onto Scotland Street. Continue along the road past the junction and 13a Scotland Street is the first property on your right hand side.

### ***EPC BAND F***

Plan description

Ground Floor

- Porch

1.17m (3'10") x 1.17m (3'10")
- Lounge

3.85m (12'8") max x 3.77m (12'4")

Laminate flooring . UPVC double glazed window. Storage heater.
- Utility

3.77m (12'4") max x 2.40m (7'10")

Laminate flooring. Space for white goods. Half glazed UPVC door. Two UPVC double glazed windows.

First Floor

- Bedroom

3.91m (12'10") x 2.93m (9'7")

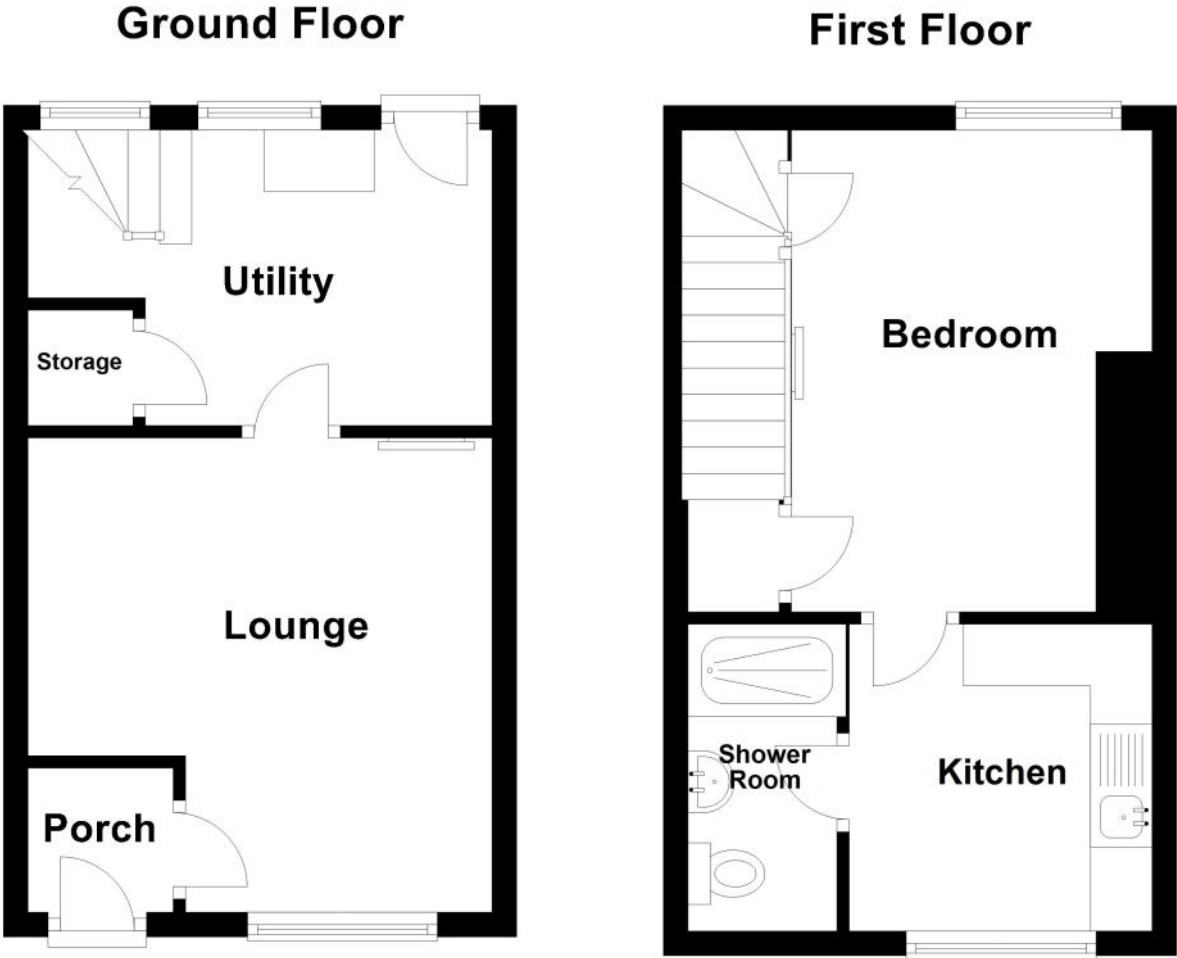
Laminate flooring. Door to boiler. UPVC double glazed window. Storage heater.
- Kitchen

2.49m (8'2") x 2.46m (8'1")

Laminate flooring. Fitted wall and floor units. One bowl stainless steel sink. UPVC double glazed window.
- Shower Room

1.56m (5'1") x 1.21m (4')

Tiled flooring. Half tiled wall. WC. WHB. Shower cubicle housing an electric shower. UPVC double glazed window.



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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