

38 Newmarket, Stornoway, Isle  
of Lewis, HS2 0DY

Offers over £125,000



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## Kitchen



### ***Description***

Ken MacDonald & Co are delighted to offer for sale in a popular residential location this three bedroom semi detached dwellinghouse. The property which provides well proportioned accommodation over two floors benefits from UPVC double glazed windows and oil fired central heating throughout. The attractive price offers an excellent opportunity for first time buyers to step onto the property ladder. The neutral décor allows the purchaser to put their own stamp on it. The property is situated in a prime location for a family home enjoying peaceful countryside surroundings on the doorstep of the local primary school yet being within 2 miles of the town centre providing easy access to amenities including healthcare, supermarkets, secondary school and sports facilities.

### ***Directions***

Travelling out of Stornoway town centre passing the Western Isles Hospital, continue through the village of Laxdale and across the Laxdale Bridge and number 38 is the second property on the right hand side directly opposite the Laxdale Primary School.

### ***EPC BAND E***





Lounge



Bedroom 1







**Bedroom 2**



**Bedroom 3**







**Bathroom**



**External**



*Plan description*

**Ground Floor**

**Porch** 0.95m (3'1") x 0.90m (3')

Vinyl flooring. Door to exterior. Door to hallway.

**Hallway** 2.87m (9'5") x 1.32m (4'4")

Vinyl flooring. Doors to lounge, shower room and kitchen. Stairs to first floor. Radiator.

**Lounge** 4.02m (13'2") x 3.91m (12'10")

Fitted carpet. UPVC double glazed window. Fireplace with tiled hearth and surround housing electric fire. Radiator.

**Shower Room** 2.59m (8'6") x 1.58m (5'2")

Vinyl flooring. UPVC textured window. White WC & WHB. Shower cubicle housing electric shower. Radiator.

**Kitchen** 3.99m (13'1") x 3.19m (10'6")

Vinyl flooring. Two UPVC double glazed windows. Fitted floor and wall units. One bowl stainless steel sink. Space for white goods. Storage cupboard. Radiator.

**First Floor**

**Landing** 4.41m (14'6") x 1.69m (5'7")

Fitted carpet. UPVC double glazed window. Storage cupboard. Doors to bedroom 1, bedroom 2 and bedroom 3.

**Bedroom 1** 4.51m (14'10") x 3.41m (11'2")

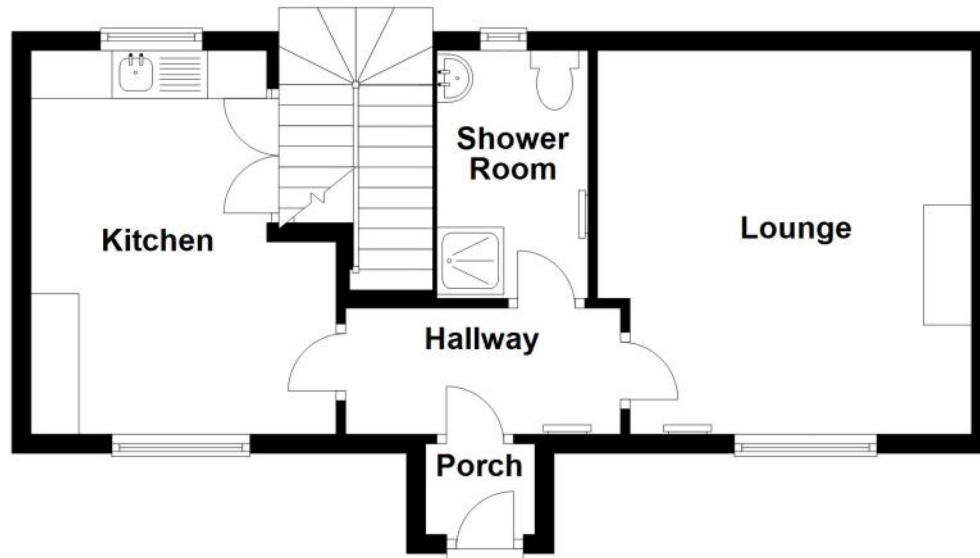
Fitted carpet. UPVC double glazed window. Built in wardrobe. WHB. Radiator.

**Bedroom 2** 3.08m (10'1") x 2.66m (8'9")

Fitted carpet. UPVC double glazed window. Radiator.

**Bedroom 3** 4.09m (13'5") x 2.35m (7'8")

Fitted carpet. UPVC double glazed window. Storage cupboard. WHB. Radiator.



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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