

8 Queensland Road, Stornoway,  
Isle of Lewis, HS1 2HG



Offers over £125,000

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## Kitchen



### *Description*

Ken MacDonald & Co is delighted to bring to the market this two-bedroom property, located in a peaceful residential area of Stornoway. While the property would benefit from cosmetic upgrades, it offers spacious accommodation across two floors. The home features gas-fired central heating and is fitted with UPVC double glazing. With an attractive price, this is an excellent opportunity for first-time buyers to step onto the property ladder.

The low-maintenance garden areas at the front and rear of the property add to its appeal, along with a driveway offering off-street parking for one vehicle.

Conveniently located just minutes from Stornoway town centre, the property provides easy access to all local amenities. The Co-op is just a stone's throw away, and the Western Isles Hospital is also within close proximity.

### *Directions*

Travelling out of Stornoway town centre passing the Co-op superstore, take the first turning to your right hand side onto Portrona Drive then take the first left onto Queensland Road. 8 Queensland Road is your last property on the left hand side before turning onto Morison Avenue.

### *EPC BAND D*



**Dining Room**



**Lounge**





**Bedroom 1**



**Bedroom 2**





**Shower Room**



**Rear Garden**



**Driveway**

*Plan description*

## Ground Floor

**Hallway** 3.21m (10'6") x 1.37m (4'6")

**Lounge** 4.43m (14'6") x 4.36m (14'4")  
Fitted carpet. Tiled hearth and mantel housing an electric stove. UPVC double glazed window. Radiator.

**Dining Room** 3.04m (10') x 2.80m (9'2")  
Laminate flooring. UPVC double glazed window. Radiator.

**Kitchen** 3.04m (10') x 2.57m (8'5")  
Laminate flooring. Fitted wall and floor units. One bowl stainless steel sink. UPVC double glazed window. Half glazed UPVC door to exterior. Storage cupboard.

## First Floor

**Bedroom 1** 4.44m (14'7") x 3.43m (11'3")  
Fitted carpet. Built in wardrobe storage space. Two UPVC double glazed windows. Radiator.

**Bedroom 2** 3.97m (13') x 3.23m (10'7") max  
Fitted carpet. UPVC double glazed window. Radiator.

**Landing** 2.14m (7') x 2.00m (6'7")

**Shower Room** 2.14m (7') x 1.77m (5'10")  
Fitted carpet. WC. WHB. Shower cubicle housing an electric shower. UPVC double glazed window.



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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