

South Haven, Laggandoin, Isle of Scalpay, HS4 3YF

Offers in the region of £175,000



***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



Kitchen/Dining Room

Description

Offered for sale on the picturesque Island of Scalpay is this semi-detached four bedroom dwellinghouse. Presented to the market in excellent decorative order throughout and benefiting from UPVC double glazing with oil fired central heating. The property is tastefully decorated through out yet maintains neutral décor which would allow the successful purchaser to put their own stamp on it. Located on the peaceful island of Scalpay the property enjoys views across the bay to the hills of Harris. Local amenities include village shop and café nearby, whilst approximately 8 miles away is the town of Tarbert which also provides a range of amenities including, restaurants, school, healthcare and travel links.

Directions

Travelling from Stornoway, follow the main road for Tarbert. From Tarbert follow the roadway signposted for Scalpay. On crossing the bridge at the 'T'-junction turn to your left. Follow this roadway, passing through the main town of Scalpay, bearing left at the Playpark. Travel approximately 0.6 miles and South Haven is situated on the left hand side set back from the roadway.

EPC BAND D



Lounge



Bedroom 1





Bedroom 2



Bedroom 3





Bathroom



Shower Room



Study



Conservatory



Utility



Garden Grounds



View

Plan description

Ground Floor

Conservatory 5.41m (17'9") x 2.19m (7'2")

Laminate flooring. Twelve UPVC double glazed windows. Radiator. Fifteen paned door to lounge. Double doors to lounge. Half glazed door to exterior.

Lounge 6.37m (20'11") x 4.29m (14'1")

Laminate flooring. Fifteen paned door to hallway. Fireplace with slate hearth and wooden surround housing multifuel stove. Two Radiators.

Hall 2.19m (7'2") x 1.78m (5'10")

Laminate flooring. Double doors to Kitchen/Dining Room. Door to Shower Room. Stairs to first floor. Under stair storage cupboard.

Shower Room 2.33m (7'8") x 1.78m (5'10")

Vinyl flooring. Textured window. White WC and WHB. Shower cubicle housing electric shower. Heated towel rail.

Kitchen/Dining Room 7.11m (23'4") x 4.49m (14'9")

Laminate flooring. Two UPVC double glazed windows. Fitted floor and wall units. Breakfast bar. One bowl stainless steel sink. Dining area. Two Radiators. Door to utility.

Utility 3.08m (10'1") x 2.14m (7'1")

Tile effect flooring. Space for white goods. Radiator. Glazed door to exterior.

First Floor

Landing 4.08m (13'5") x 1.55m (5'1")

0.17m (0'7") x 0.17m (0'7")

Fitted carpet. Doors to bedroom 1, bedroom 2, bedroom 3 and bathroom. Storage cupboard. Radiator.

Bathroom 3.66m (12') x 2.92m (9'7")

Tiled flooring. Textured window. White three piece bathroom suite comprising of WC, WHB and Bath. Heated towel rail.

Bedroom 1 4.79m (15'8") x 3.81m (12'6")

Fitted carpet. UPVC double glazed window. Radiator.

Bedroom 2 3.32m (10'11") x 3.22m (10'7")

Fitted carpet. UPVC double glazed window. Radiator.

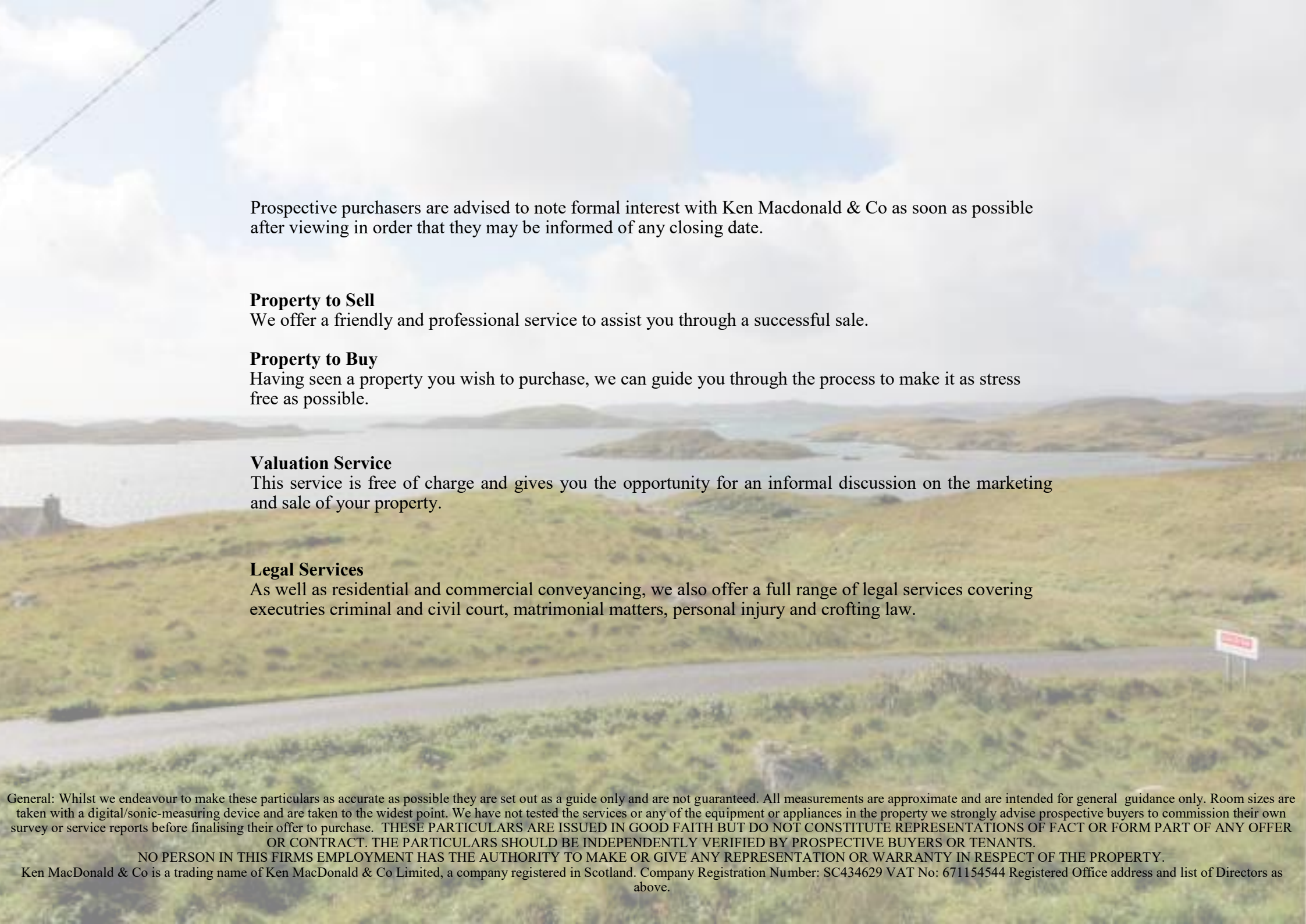
Bedroom 3 3.65m (12') x 3.32m (10'11")

Fitted carpet. UPVC double glazed window. Radiator.

Office/Bedroom 4 3.63m (11'11") x 2.50m (8'3")

Fitted carpet. UPVC double glazed window. Radiator.





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.