

**33a Lower Bayble, Point, Isle of Lewis, HS2 0QB
Offers over £195,000 (House & Croft)**



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Lounge



Description

Ken MacDonald & Co are pleased to present to the market this immaculate three bedroom property situated in the popular village of Lower Bayble. The well maintained home is heated by a solid fuel fired range cooker/boiler and is fitted with UPVC double glazing throughout. The kitchen was only recently installed leaving prospective purchasers with an efficiently laid out space, blending both style and functionality. Arguably the heart of the home, the kitchen keeps the charm and character found throughout the property.

The ground floor also comprises; a tastefully decorated lounge, two generously sized double bedrooms with built in storage space, a modern shower room and a sun porch where you can enjoy easterly views over the Minch. The first floor features a large double bedroom with the convenience of a walk in wardrobe. The property would make the perfect home for a small family or those looking to downsize.

EPC BAND E



Kitchen/Living Area





Bedroom 1



Bedroom 2





Bedroom 3





Shower Room

Externally, the property benefits from easily maintained garden grounds which offers a generous space to enjoy the summer months. At the rear, outdoor furniture could be positioned to take full advantage of the unobstructed sea views. Additionally, the driveway to the front provides room for vehicular access and parking, ensuring convenience for the prospective buyers.

Located in a quiet village setting, on a regular bus route, the subjects benefit from easy access to the town centre approximately 7 miles away. The pier and sandy shoreline are only a few minutes' drive away and the primary school with modern facilities is approximately 2 miles away making this the ideal location for a family home.

Also included in the sale is the adjoining croft tenancy which extends to approximately 2.8 acres. As the house site has been de-crofted, the property is mortgageable.

Sale of the croft would be subject to Crofting Commission approval.



Hallway



Sun Porch



External

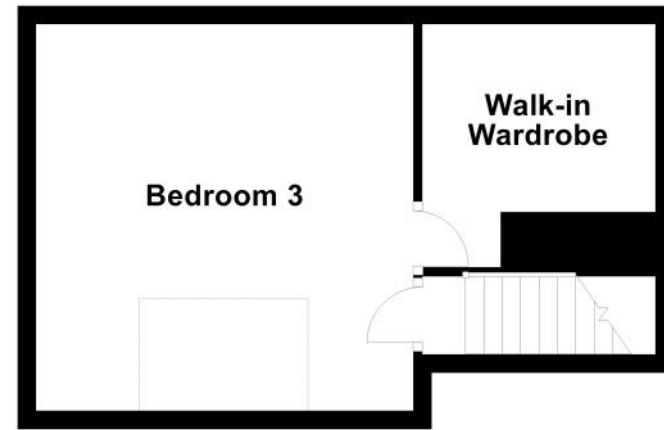
Directions

Travel out of Stornoway town centre passing the council offices along Sandwick Road, through Sandwick and across the Braighe. Follow the main road for approximately 1.5 miles and take the turning to your right just after the football pitch. Travel to the end of this road until you reach a 'T'-junction and turn right. Travel along this road, number 33a is located on your left hand side opposite the red post box.

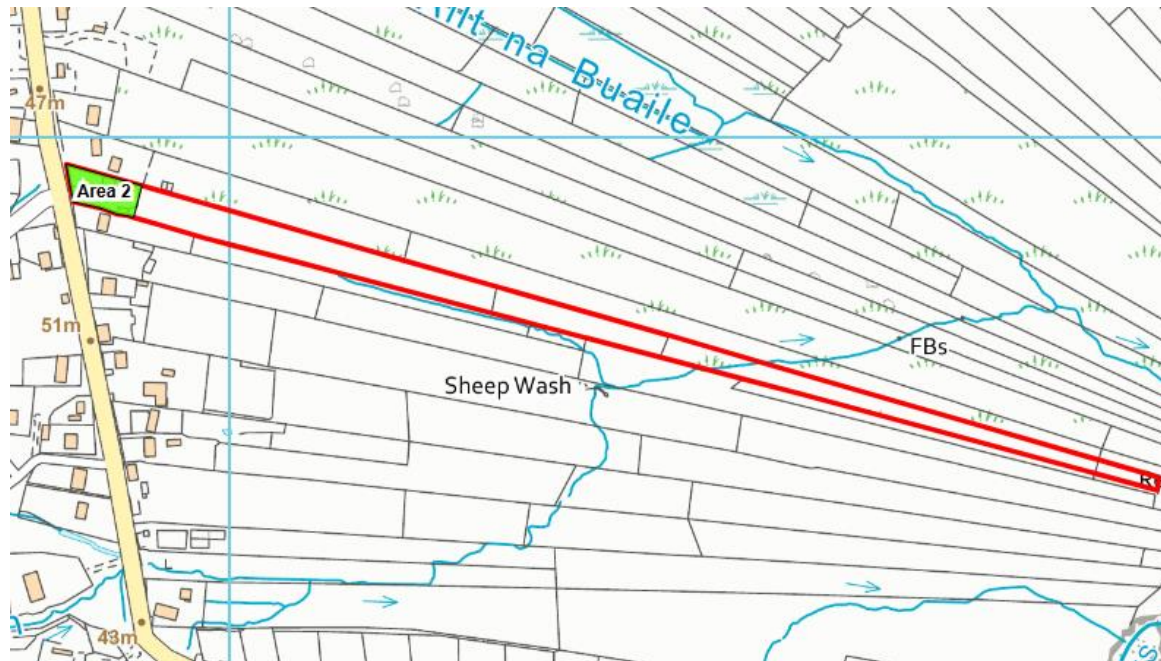




Ground Floor



First Floor



Croft Plan

Plan description

Ground Floor

Hallway 5.20m (17'1") x 1.23m (4')
Vinyl tiling flooring. WC. WHB. Shower cubicle housing an electric shower. UPVC double glazed window. Radiator.

Lounge 4.86m (15'11") x 3.52m (11'7")
Fitted carpet. Tiled mantel with wooden hearth housing an electric fire. Built in storage space. UPVC double glazed window. Radiator.

Bedroom 1 4.17m (13'8") x 3.47m (11'5") max
Lamanite flooring. UPVC double glazed window. Radiator.

Bedroom 2 3.70m (12'2") x 3.37m (11'1") max
Laminate flooring. Built in wardrobe storage space. UPVC double glazed window. Radiator.

Shower Room 2.47m (8'1") x 2.00m (6'7") max
Vinyl tiled flooring. WC. WHB. Shower cubicle housing an electric shower. UPVC double glazed window. Radiator.

Kitchen/Living Area 6.12m (20'1") x 3.51m (11'6")
Laminate flooring. Fitted wall and floor units. One bowl enamel sink. Space for white goods . Stove. Two UPVC double glazed windows. Velux window.

Porch 2.40m (7'10") x 2.38m (7'10")
Tiled flooring. UPVC double glazed windows. UPVC door with small glazed window panel.

First Floor

Bedroom 3 4.20m (13'9") x 4.10m (13'5")
Fitted carpet. Velux window.

Walk-in Wardrobe 2.53m (8'4") x 2.04m (6'8")
Fitted carpet.

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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