

25 Morison Avenue, Stornoway, Isle of Lewis, HS1 2HQ
Offers over £120,000



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

Description

Ken MacDonald & Co are excited to present to the market this centrally located 3 bedroomed terraced property in Stornoway. The home features comfortable living accommodation across two floors. Comprising of a kitchen, lounge and shower room on the ground floor and the 1st floor, comprising of 3 bedrooms. Benefitting from UPVC double glazing and gas fired central heating further enhanced by the electric stove in the lounge. The property would benefit from internal renovation and would be perfect for those who seek a project.

The front and rear garden has a lawned area suitable for planting. The property is on Morison Avenue which is extremely convenient for access to shops, cafes, restaurants and bars which just a short walk away. All local amenities are close to hand with shops, supermarkets, schools, Sports Centre and arts centre all located within easy walking distance.

Directions

Travelling out of Stornoway town centre passing the Co-op superstore, proceed along A857 until you reach the roundabout take the third exit onto Perceval Road South continuing until you reach the right hand turn onto Macleod Road, take the following right turn onto Morison Avenue. Number is approximately 0.2km along on the right hand side.

EPC BAND D



Lounge



Shower Room





Bedroom 1



Bedroom 2



Bedroom 3



Rear Aspect

Plan description

Ground Floor

Hallway 3.20m (10'6") max x 2.09m (6'10")

Exposed floorboard. Built in storage space.

Lounge 5.49m (18') x 3.30m (10'10")

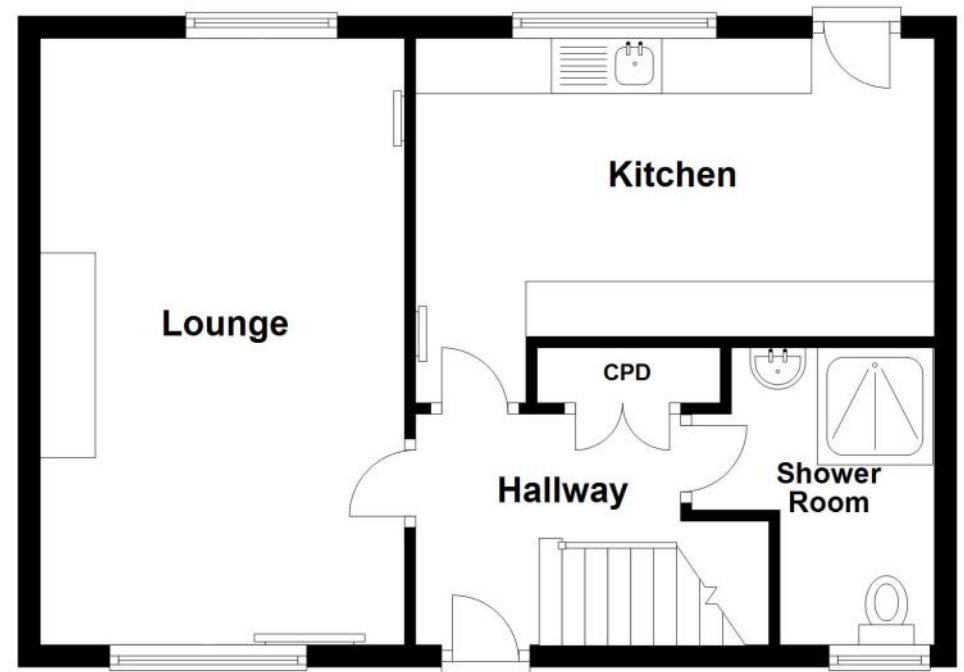
Exposed floorboards. Two UPVC double glazed windows. Tiled fireplace and hearth housing an electric fire. Radiator.

Kitchen 4.70m (15'5") x 2.70m (8'10")

Exposed floorboards. Wall paneling. Fitted wall and floor units. One bowl stainless steel sink. Space for white goods. Integrated oven and grill. UPVC double glazed window. Half glazed UPVC door.

Shower Room 2.50m (8'2") x 1.40m (4'7")

Acrylic flooring. WC. WHB. Accessible shower cubicle. UPVC double glazed window. Radiator.



Ground Floor

First Floor

Landing 2.69m (8'10") x 1.93m (6'4")

Exposed floorboards. UPVC double glazed window. Radiator.

Bedroom 1 4.94m (16'2") x 2.00m (6'7")

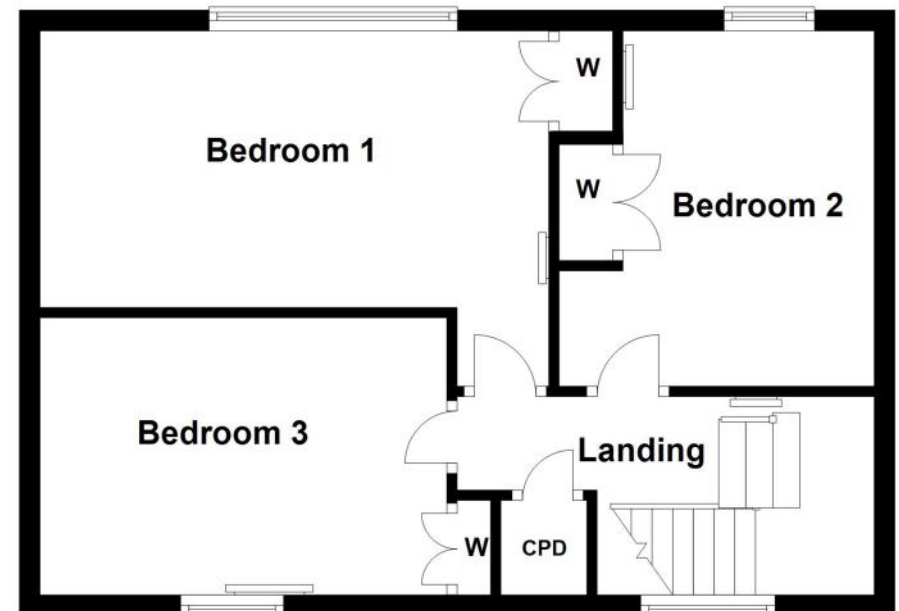
Exposed floorboards. Built in wardrobe storage space. UPVC double glazed window. Radiator.

Bedroom 2 3.45m (11'4") x 3.06m (10')

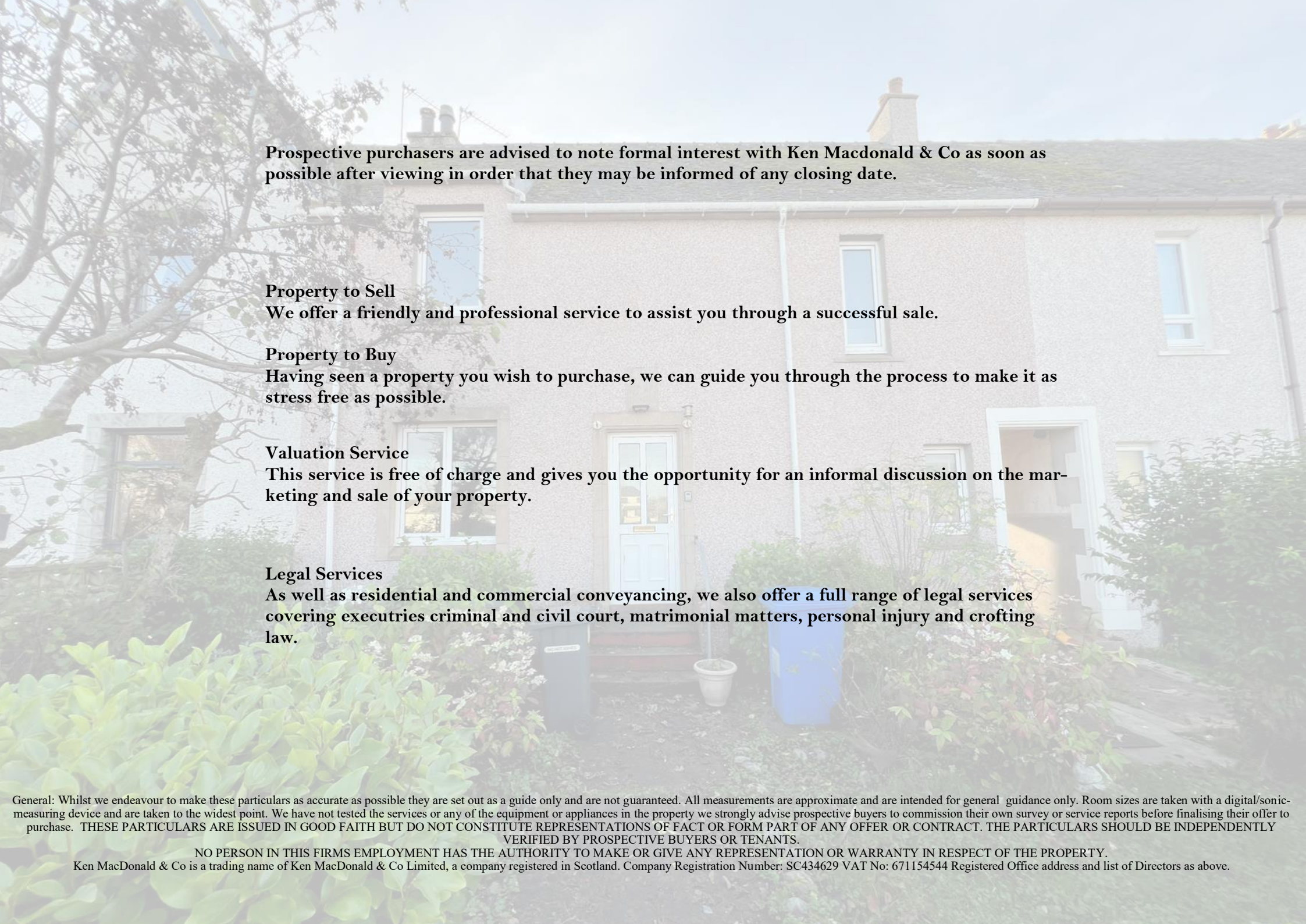
Exposed floorboards. Built in wardrobe storage space. UPVC double glazed window. Radiator.

Bedroom 3 3.95m (13') x 2.69m (8'10")

Exposed floorboards. Built in wardrobe storage space. UPVC double glazed window. Radiator.



First Floor



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.