

47 Habost, Ness, Isle of Lewis, HS2 0TG

Offers over £170,000

**£10,000 BELOW MARKET VALUATION**



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## Kitchen

### *Description*

Ken MacDonald & Co proudly presents this charming four-bedroom detached home, located in a traditional crofting township in the scenic north of Lewis. This property offers modern comforts, including UPVC double-glazed windows and oil-fired central heating, complemented by a cozy log burner in the living area. The home provides spacious living accommodation across two floors, with ample storage options and a large loft space accessible from the second bedroom—ideal for additional storage.

Surrounding the property is a spacious, easily maintained garden area that includes a polytunnel. This is perfect for garden enthusiasts looking to grow a variety of plants and vegetables all year round. The large stone chipped driveway provides ample parking around the property. There is also a large outbuilding which could be used as a workshop or for storage of outdoor equipment.

Situated approximately 25 miles from Stornoway town centre in the popular district of Ness which boasts amenities including village stores, social club, restaurant, school, swimming pool, bowling alley, children's play area and healthcare. Within a few minutes drive you will enjoy striking coastal scenery, sandy beaches and open moorlands.

### ***EPC BAND D***



Lounge



Shower Room



**Bedroom 1**



**Bedroom 2**





**Bedroom 3**



**Bedroom 4/Office**





**Dining Room**



**Upstairs Shower Room**





External





External



## Ground Floor

**Front Porch** 1.20m (3'11") x 0.90m (2'11")

**Lounge** 4.83m (15'10") x 3.50m (11'6")  
Fitted carpet. Multi fuel stove. UPVC double glazed window. Radiator.

**Dining Room** 3.50m (11'6") x 2.40m (7'10")  
Fitted carpet. UPVC double glazed window. Radiator.

**Kitchen** 4.83m (15'10") x 3.69m (12'1")  
Vinyl flooring. Fitted wall and floor units. One bowl stainless steel sink. Space for white goods. Integrated oven and grill. Two UPVC double glazed windows. Radiator.

**Bedroom 1** 3.57m (11'9") x 3.30m (10'10") max  
Fitted carpet. Built in wardrobe storage space. UPVC double glazed window. Radiator,

**Office/Bedroom 4** 3.61m (11'10") x 3.50m (11'6")  
Fitted carpet. Built in wardrobe storage space. UPVC double glazed window. Radiator.

**Shower Room** 2.32m (7'7") x 1.80m (5'11")  
Vinyl flooring. WC. WHB. Shower cubicle housing an electric shower. UPVC double glazed window. Radiator.

**Porch** 1.77m (5'10") x 1.31m (4'4")

**WC** 2.00m (6'7") x 2.00m (6'7")  
Vinyl flooring. WC. WHB. UPVC double glazed window.

**Utility** 2.11m (6'11") x 1.85m (6'1")

## First Floor

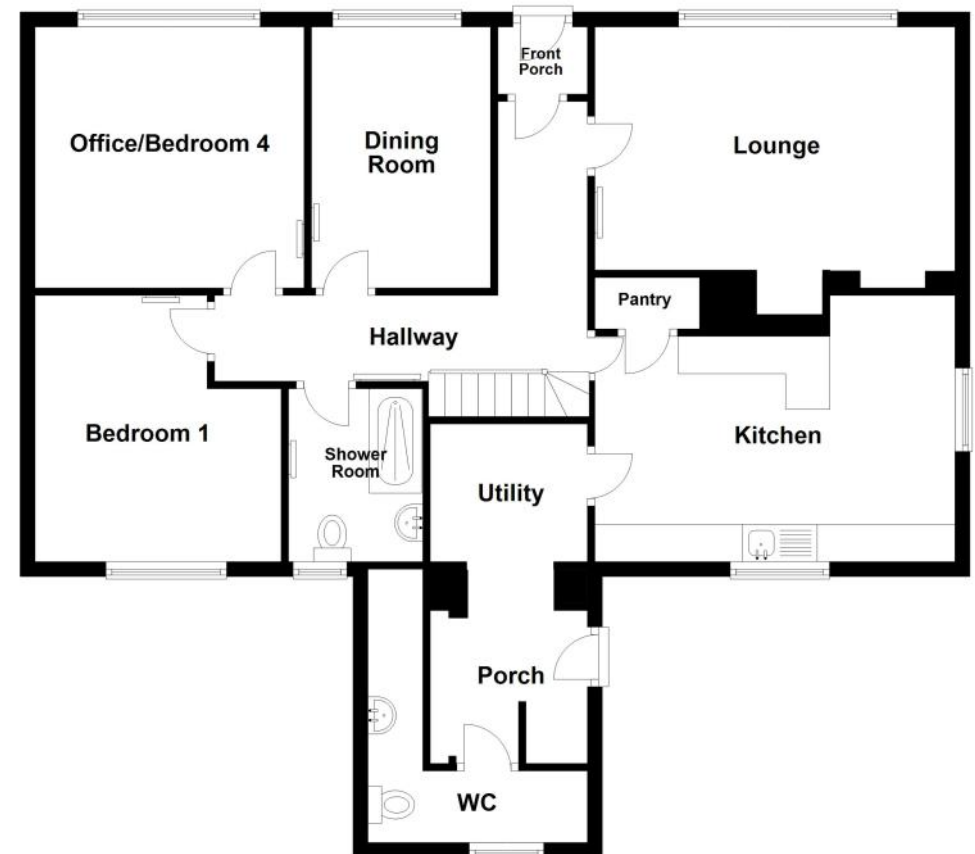
**Bedroom 2** 3.51m (11'6") x 3.20m (10'6")  
Fitted carpet. Built in wardrobe storage space. Velux window. Radiator.

**Bedroom 3** 3.11m (10'3") x 3.10m (10'2")  
Fitted carpet. Built in wardrobe storage space. UPVC double glazed window. Radiator.

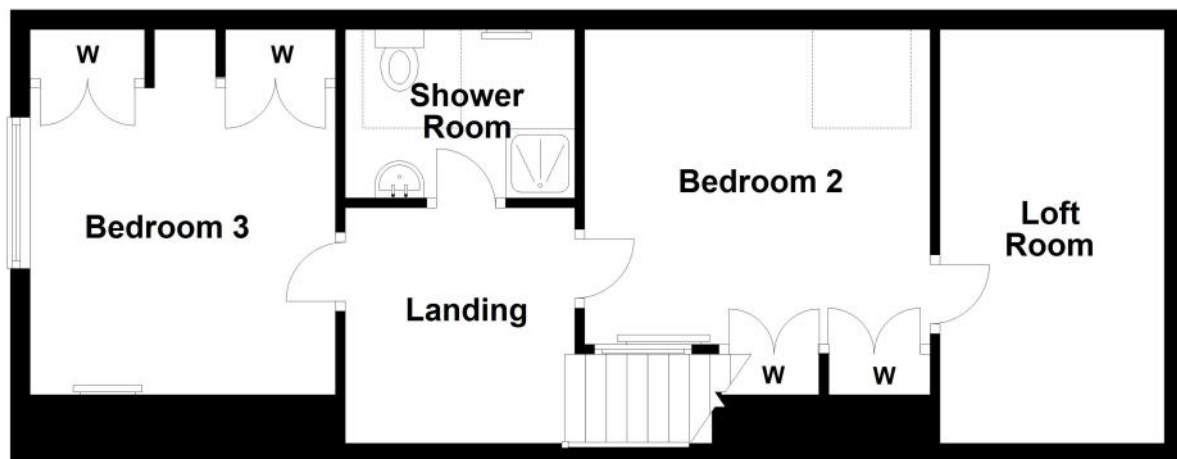
**Shower Room** 2.33m (7'8") x 1.71m (5'7")  
Fitted carpet. WC. WHB. Shower cubicle housing an electric shower. Velux window.

**Loft Room** 4.20m (13'9") x 3.08m (10'1")

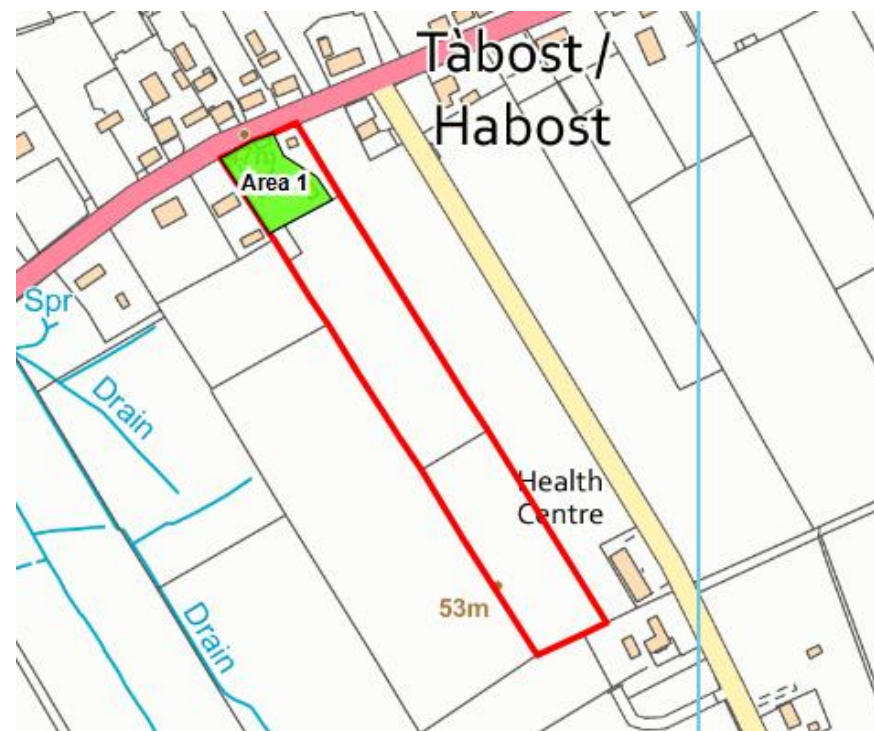
**Landing** 5.94m (19'6") x 2.00m (6'7")



Ground Floor



**First Floor**



**Croft Plan**

### ***Directions***

Travelling out of Stornoway town centre passing the Western Isles hospital follow the roadway north across the Barvas moor. Travelling for approximately 24 miles passing through the villages of Barvas, Ballantrushal, Shader, Borge and Galson until you reach the district of Ness. Travel through the villages of Dell, Cross and Swainbost until you reach Habost. You will see a turning to your right hand side for the Health Centre. Number 47 is the house just before the turning to your right hand side.

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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