

15a Aignish, Point, Isle of Lewis, HS2 0PB

Offers over £270,000



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Lounge



Description

Ken MacDonald & Co are excited to present to the market this well-appointed four bedroom detached property situated in the village of Aignish. Erected in 2007, the modern property benefits from oil fired central heating and is fitted with a mixture of UPVC & timber frame double glazing throughout. The well maintained property features ample storage space and large accommodation space all on one level providing accessibility for an array of purchasers.

Externally the property benefits from easily maintained garden grounds and a graveled driveway suitable for multiple vehicles. To the front of the home there is a decked area which would be ideal for outdoor furniture to entertain and enjoy in the summer months.

A small local café and shop can be found no more than a 5-minute drive away from the property. Further amenities are located approximately 8 miles away in the Stornoway Town Centre, providing easy access to supermarket, shops, sport facilities and transport links. The location provides easy accessibility to all amenities whilst benefiting from the peace of the surrounding countryside.

EPC BAND C



Kitchen





Master Bedroom & En-suite Shower Room





Bedroom 2



Bedroom 3





Bedroom 4



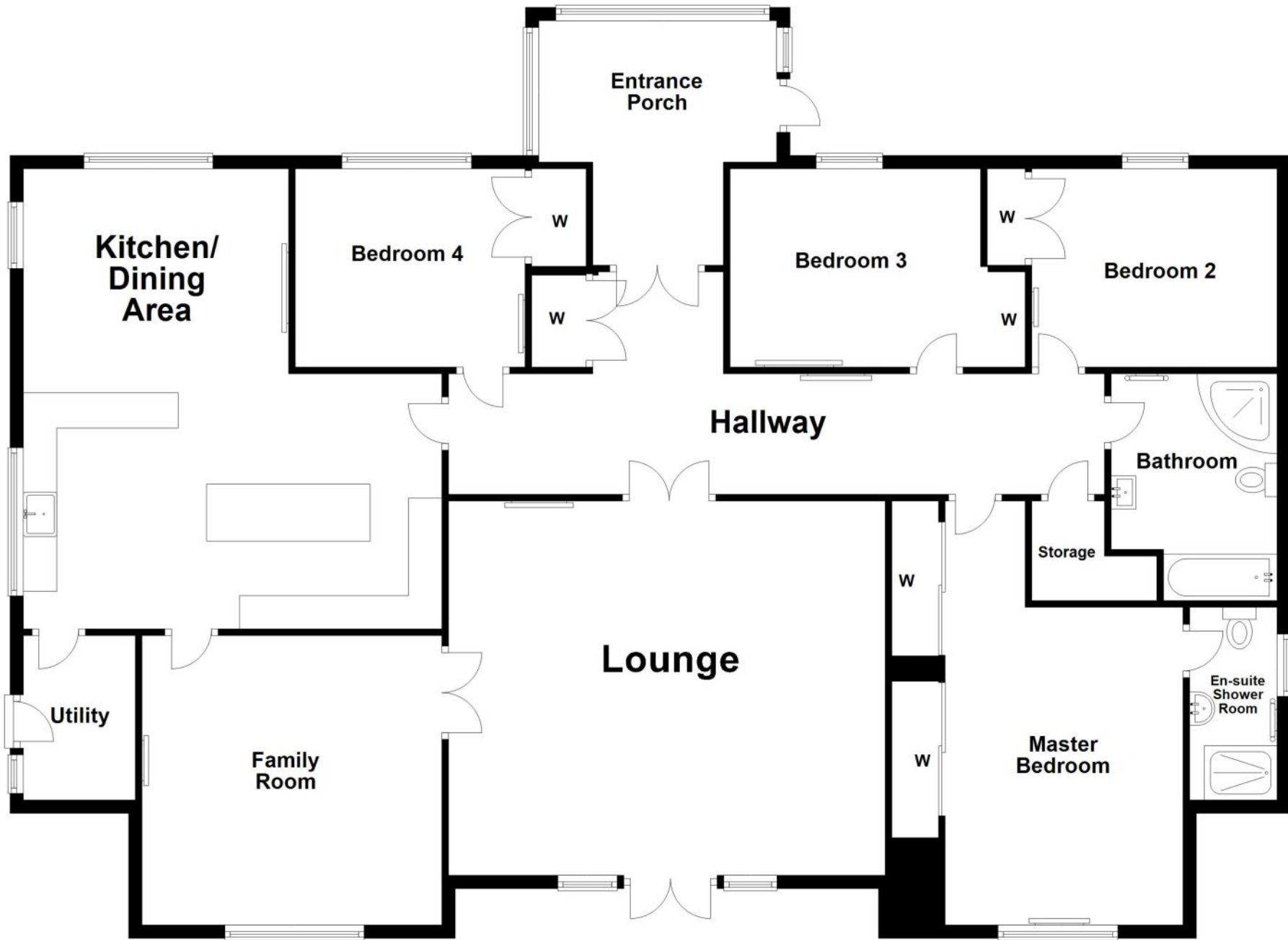
Bathroom





External





Floorplan

Ground Floor

Entrance Porch 3.67m (12') x 3.57m (11'9")

Hallway 9.57m (31'5") x 1.81m (5'11")

Laminate flooring. Two built in storage cupboards. Radiator.

Kitchen/ Dining Area 6.90m (22'8") x 6.32m (20'9") max

Laminate flooring. Fitted wall and floor units. Ceramic sink. Island with one and a half bowl stainless steel sink. Timber frame double glazed windows. Radiator.

Utility 2.47m (8'1") x 1.68m (5'6")

Vinyl flooring. Timber frame double glazed window. Space for white goods.

Family Room 4.50m (14'9") x 3.60m (11'10")

Laminate flooring. Timber frame double glazed window. Radiator.

Lounge 6.55m (21'6") x 5.62m (18'5")

Laminate flooring. French doors leading to patio. Two full length UPVC double glazed windows. Radiator.

Master Bedroom 3.57m (11'9") x 2.00m (6'7")

Fitted carpet. Two built in wardrobes with mirrored sliding doors. Timber frame double glazed window. Radiator.

En-suite Shower Room 2.97m (9'9") x 1.50m (4'11")

Tiled flooring. WC. WHB. Shower cubicle housing a mixer shower. Timber frame double glazed window. Heated towel rail.

Bedroom 2 3.68m (12'1") x 2.98m (9'9")

Fitted carpet. Built in wardrobe storage space. Timber frame double glazed window. Radiator.

Bedroom 3 3.76m (12'4") x 2.97m (9'9")

Fitted carpet. Built in wardrobe storage space. Timber frame double glazed window. Radiator.

Bedroom 4 3.45m (11'4") x 2.98m (9'9")

Fitted carpet. Built in wardrobe storage space. Timber frame double glazed window. Radiator.

Bathroom 3.41m (11'2") max x 2.49m (8'2")

Vinyl flooring. WC. WHB. Shower cubicle housing a mixer shower. Bath unit with shower head. Timber frame double glazed window. Heated towel rail.

Storage 1.88m (6'2") x 1.50m (4'11")

Directions

Travel out of Stornoway town centre and continue along Sandwick Road, passing the Council buildings. Travel along Oliver's Brae and onwards to Point. Proceed across the Braighe and turn left to the village of Aignish. 15a Aignish is the 5th property situated on the right hand side.

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.

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