

# Burnside Cottage, Vatisker, Isle of Lewis, HS2 0JY

Offers over £80,000



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## Kitchen

### ***Description***

Ken MacDonald & Co are pleased to present to the market this two bedroom traditional detached dwelling house situated in the popular residential area of Back. The property is fitted with UPVC double glazing through and there are storage heaters fitted to the walls. Whilst the property is in need of renovation works, it creates the perfect opportunity for a prospective purchaser looking for a project.

Surround the property is a maintainable sized garden that with some tender love and care could be restored into a beautiful garden for prospective purchases to enjoy. it once was. Whilst there is no parking area on site with the correct Local Authority consents a driveway could potentially be developed.

The property is situated a stone throw away from the local shop and filling station, hairdresser, coffee shop and pharmacy and the local primary school is just a 5 minute walk away. The property is also located just a 10 minute drive to the Stornoway Town Centre where all other local amenities can be easily accessed.

### ***Directions***

Travel north out of Stornoway passing the Western Isles Hospital. Follow this road passing Laxdale primary school and take the second turning on your right and travel for approximately 6 miles until you reach the village of Back. Pass the filling station and the property is the first on the right hand side.

### ***EPC BAND F***



**Lounge**



**Bedroom 1**







**Bedroom 2**



**Bathroom**

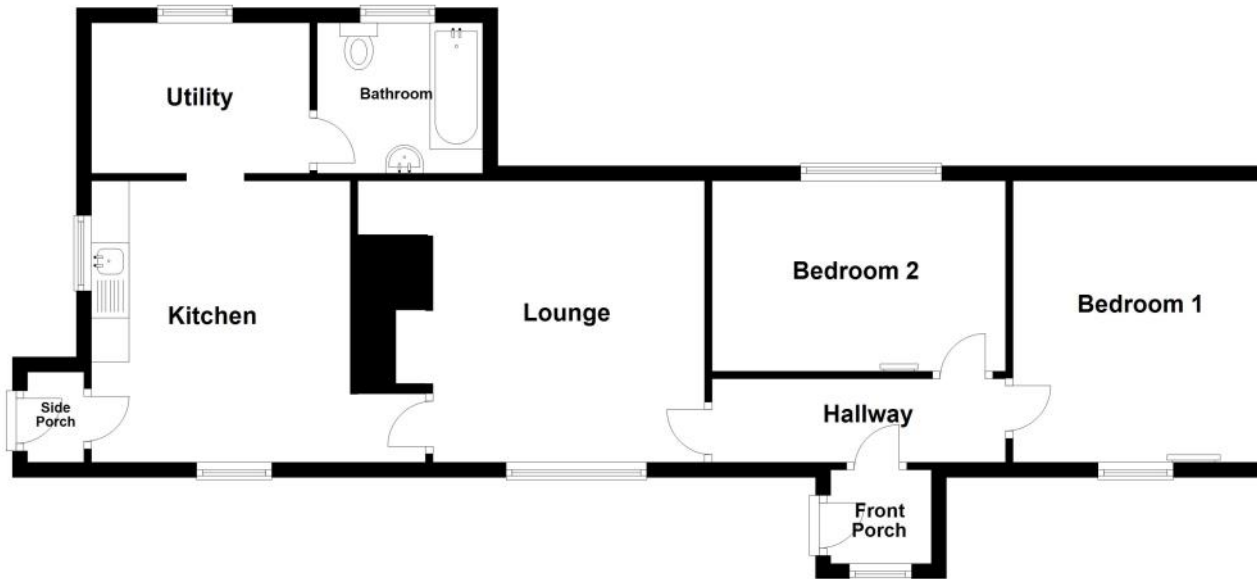




**External**

*Plan description*

<b>Front Porch</b>	<b>1.34m (4'5") x 1.25m (4'1")</b>	<b>Kitchen</b>	<b>3.74m (12'3") x 3.44m (11'3")</b>
<b>Hallway</b>	<b>3.90m (12'10") x 1.11m (3'8")</b>	<b>Utility</b>	<b>2.90m (9'6") x 2.00m (6'7")</b>
<b>Bedroom 1</b>	<b>3.74m (12'3") x 3.29m (10'10")</b>	<b>Bathroom</b>	<b>2.20m (7'3") x 2.00m (6'7")</b>
<b>Bedroom 2</b>	<b>3.90m (12'10") x 2.53m (8'4")</b>	<b>Side Porch</b>	<b>1.20m (3'11") x 0.90m (2'11")</b>
<b>Lounge</b>	<b>3.74m (12'3") x 3.61m (11'10")</b>		



**Floorplan**

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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