

18 Springfield Road, Stornoway, Isle of Lewis, HS1 2PS

Offers over £195,000



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Lounge

Description

Ken MacDonald & Co are excited to present this spacious four-bedroom detached home situated in the highly sought after area of Springfield Road. Featuring UPVC double glazing and gas-fired central heating. The property is in need of some modernisation which offers a fantastic opportunity for Prospective Purchasers to customise the space to their own preferences. With a spacious two-floor layout, the home provides ample storage and well-proportioned living areas, making it perfect family home. There is a conservatory to the rear of the home providing a peaceful area to unwind.

Externally, the property boasts easily maintained garden grounds to the front and rear. A single car garage is located to the side of the property providing great storage for outdoor tools/equipment or storage of a vehicle. Accessible through side door or a large up-and-over door. The tarmacked driveway provides convenient and secure off-street parking for prospective buyers.

Situated in an accessible location, the property is within walking distance to both a Primary School and the Secondary School. The location also provides easy access to a range of local amenities, including supermarkets, pharmacies, and restaurants. Both primary and secondary schools are just a short drive away, making this an excellent choice for families.

EPC BAND D



Kitchen





Bedroom 1



Bedroom 2





Bedroom 3



Bedroom 4





Dining Room



Conservatory





Bathroom

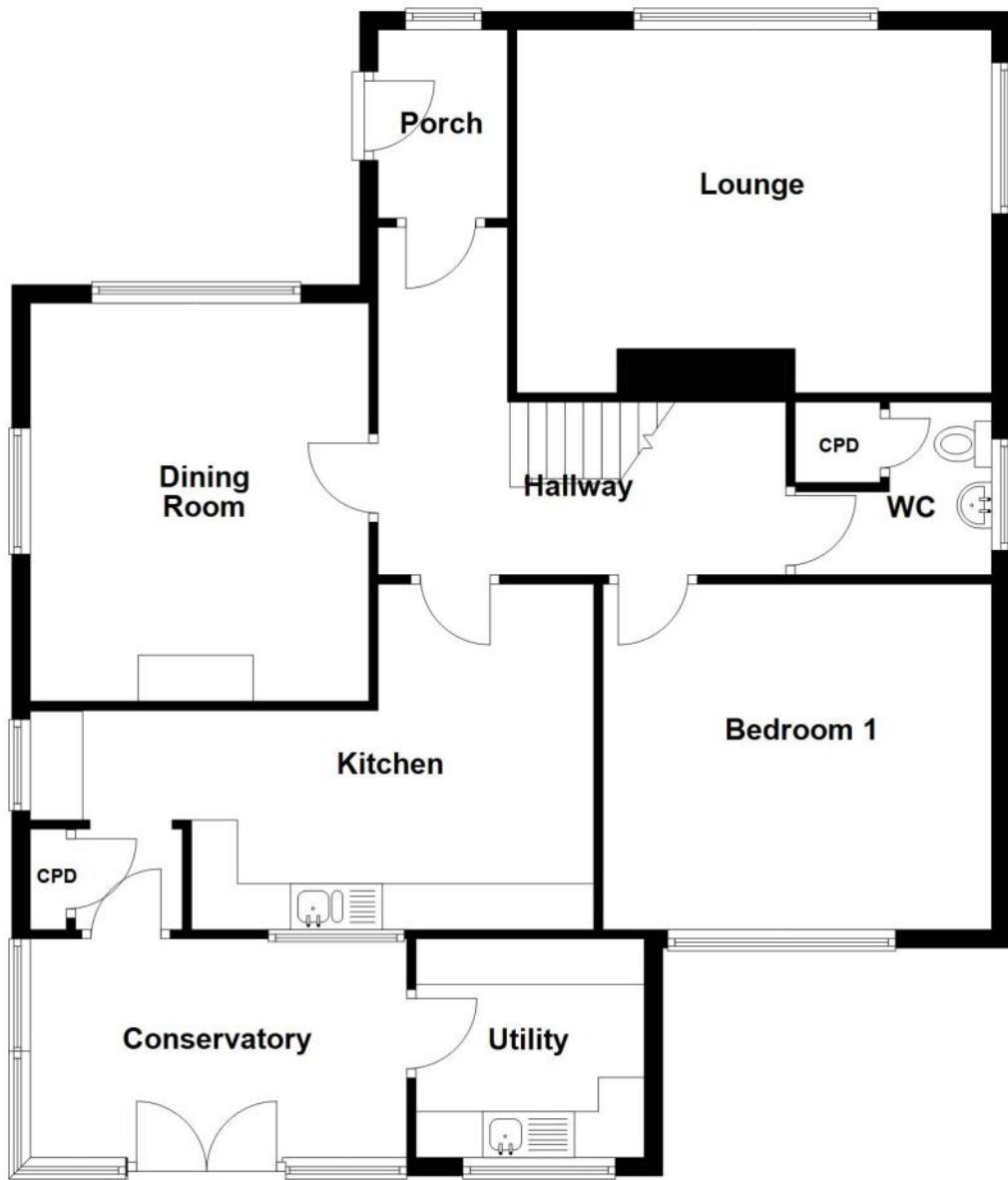


WC



Utility

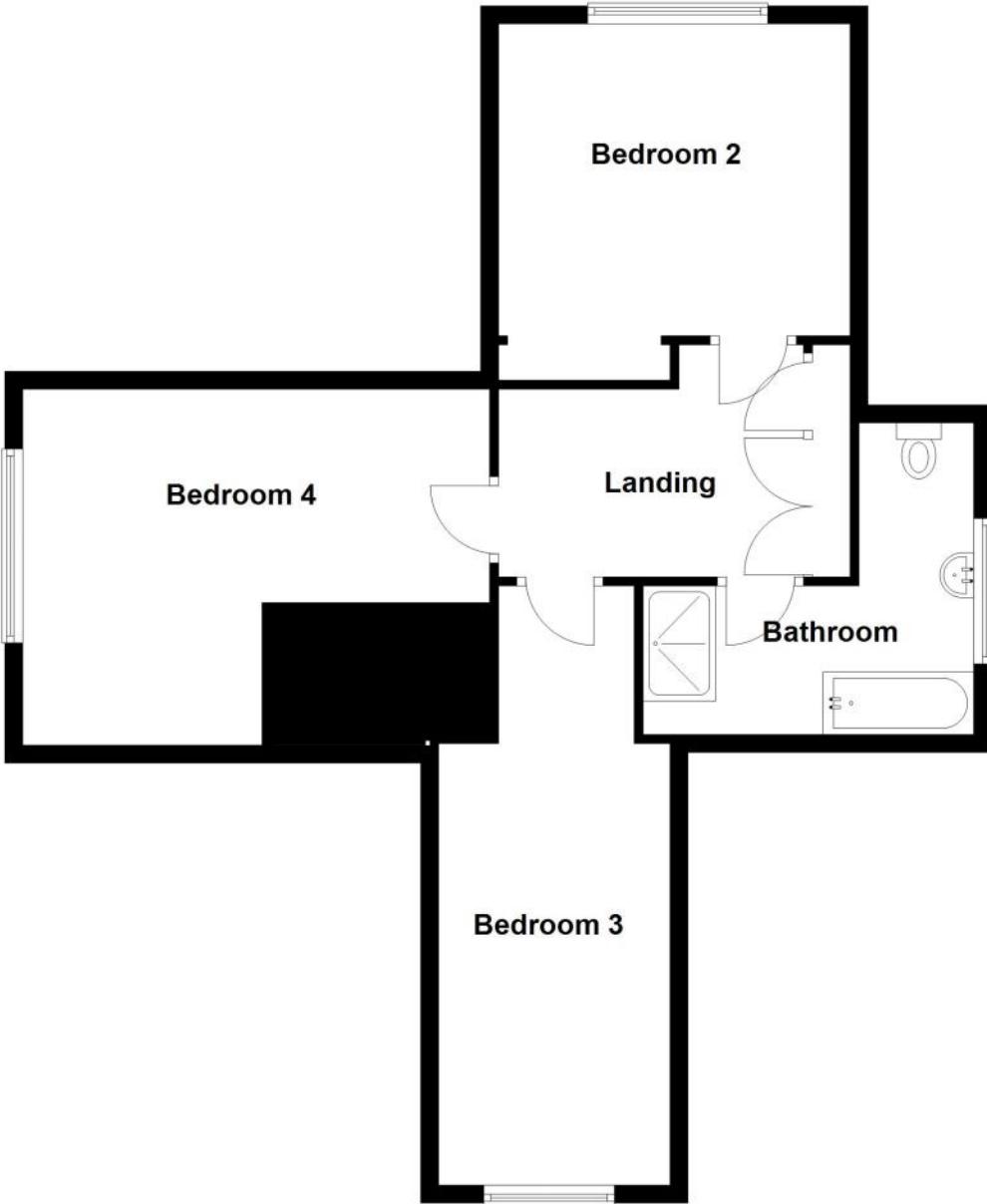




Plan description

Ground Floor

Porch	2.05m (6'9") x 1.41m (4'8")
Lounge	5.17m (17') x 2.00m (6'7") Fitted carpet. Tiled hearth and mantel. Two UPVC double glazed window. Radiator.
Dining Room	4.33m (14'2") x 3.69m (12'1") Fitted carpet. Tiled mantel and hearth housing a gas fire. Two UPVC double glazed windows. Radiator.
Hallway	3.78m (12'5") x 1.41m (4'8")
Kitchen	4.38m (14'4") x 2.38m (7'10") Laminate flooring. Fitted wall and floor units. One and a half bowl stainless steel sink. Space for white goods. Two UPVC double glazed windows. Radiator.
Conservatory	4.10m (13'5") x 2.38m (7'10")
Utility	2.49m (8'2") x 2.38m (7'10")
WC	2.10m (6'11") x 1.88m (6'2") Vinyl flooring. WC. WHB. Storage cupboard. UPVC double glazed window. Radiator.
Bedroom 1	4.23m (13'11") x 3.79m (12'5") Fitted carpet. UPVC double glazed window. Built in storage space. Radiator.



Ground Floor

Bedroom 2 **3.92m (12'10") x 3.48m (11'5")**

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

Landing **3.41m (11'2") x 2.10m (6'11")**

Bathroom **2.00m (6'7") x 1.66m (5'5")**

Vinyl flooring. Half tiled walls. WC. W.H.B. Shower cubicle housing a mixer shower. Bath unit. UPVC double glazed window. Radiator.

Bedroom 3 **6.23m (20'5") x 2.48m (8'2")**

Fitted carpet. UPVC double glazed window. Radiator.

Bedroom 4 **5.21m (17'1") x 3.97m (13')**

Fitted carpet. UPVC double glazed window. Radiator.



Directions

Travelling out of Stornoway town center passing the council offices take the turning to your left at the roundabout onto Smith Avenue. Take the first turning on your right onto Springfield Road, number 18 is on your left hand side approximately half way along just before the turning signed posted for Bethesda Care Home.

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 execuities 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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