

Flat 3, 59 Leurbost, Isle of Lewis,  
HS2 9NS

Offers over £85,000



*Ken Macdonald & Co, Solicitors & Estate Agents, 9 Kenneth Street, Stornoway, Isle of Lewis, HS1 2DP*

*Tel: 01851 704040 Email: [enquiries@kenmacdonaldlawyers.co.uk](mailto:enquiries@kenmacdonaldlawyers.co.uk) Web: [www.kenmacdonaldproperties.co.uk](http://www.kenmacdonaldproperties.co.uk)*



## Kitchen

### *Description*

Ken MacDonald & Co are pleased to present to the market this enticing two-bedroom first floor flat located in the heart of the welcoming local community of Leurbost. The affordability of the property offers a fantastic opportunity for first time buyers to step onto the property ladder. The property boasts a well-proportioned layout with two -bedrooms, large kitchen, spacious lounge and shower room. Presented in immaculate walk-in condition, the home is tastefully decorated throughout and exudes personality and character. Benefitting from UPVC double glazed timber windows and heated by way of electric night storage heaters and panels. Off road parking is available with the property and is a convenient addition for the prospective buyer.

The village of Leurbost has local amenities nearby and is approximately a 15-minute journey to the Stornoway Town Centre where all further amenities can be found.



Lounge



Bathroom



**Bedroom 1**



**Bedroom 2**



## *Plan Description*

**Entrance Hall** 2.95m (9'8") x 1.10m (3'7")

UPVC half glazed door. Concrete staircase leading up to first floor flat.

**Lounge** 4.35m (14'3") x 3.47m (11'5")

Fitted carpet. UPVC double glazed window. Electric storage heater.

**Kitchen** 3.87m (12'8") x 3.43m (11'3")

Vinyl flooring. Fitted wall and floor units. One bowl stainless steel sink. Space for white goods. UPVC double glazed window. Electric storage heater.

**Bedroom 1** 3.49m (11'5") x 3.37m (11'1")

Fitted carpet. UPVC double glazed window. Built in wardrobe storage space. Electric panel heater.

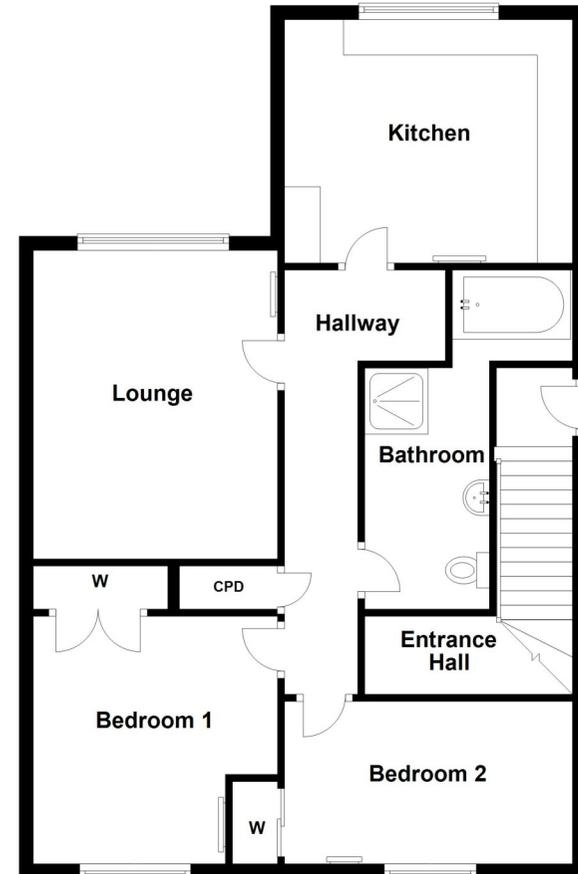
**Bedroom 2** 3.87m (12'8") x 2.29m (7'6")

Fitted carpet. UPVC double glazed window. Built in wardrobe storage space with sliding mirrored doors. Electric panel heater.

**Hallway** 2.00m (6'7") x 1.28m (4'2")

**Bathroom** 4.78m (15'8") x 1.00m (3'3")

Laminate flooring. WC. WHB. Respatex. Shower cubicle housing an electric shower. Bath.



**Floorplan**

## Directions

Travelling out of Stornoway town centre passing the Co-op superstore, take the first turning to your left hand side at the roundabout and follow the road for approximately 7 miles until you reach the village of Leurbost. Take the first turn to your left hand side after the filling station. Travelling through the village, for approximately for 1.5 miles into Leurbost until you reach MacDonald Gardens. Take your first left turn after MacDonald Gardens and travel up the single track road until you reach of flats. Flat 3 can be accessed through the grey door.

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.