

4 Kirkibost, Bernera, Isle of Lewis, HS2 9LX

Offers over £360,000 (House & Croft)



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Kitchen/Dining Room



Description

Ken MacDonald & Co are excited to present to the market this 5 bedroom property situated in the picturesque village of Kirkibost. The home is situated on 21 acres of land and enjoys stunning views overlooking Loch Rog nan Ear and a small island named Ceabhaigh. In walk in condition the property features a large kitchen/dining area and lounge providing a fantastic entertaining area for family and friends. Benefitting from oil fired central heating and UPVC double glazing. Bernera boasts some of the most stunning beaches the coastline has to offer. The village of Kirkibost is ideal for anyone looking to live a peaceful lifestyle in the countryside. Stornoway Town Centre is approximately 25 miles away where all essential amenities can be found.

EPC BAND



Lounge





Bedroom 1



Bedroom 2





Bedroom 3



Bedroom 4





Bedroom 5



Bathroom



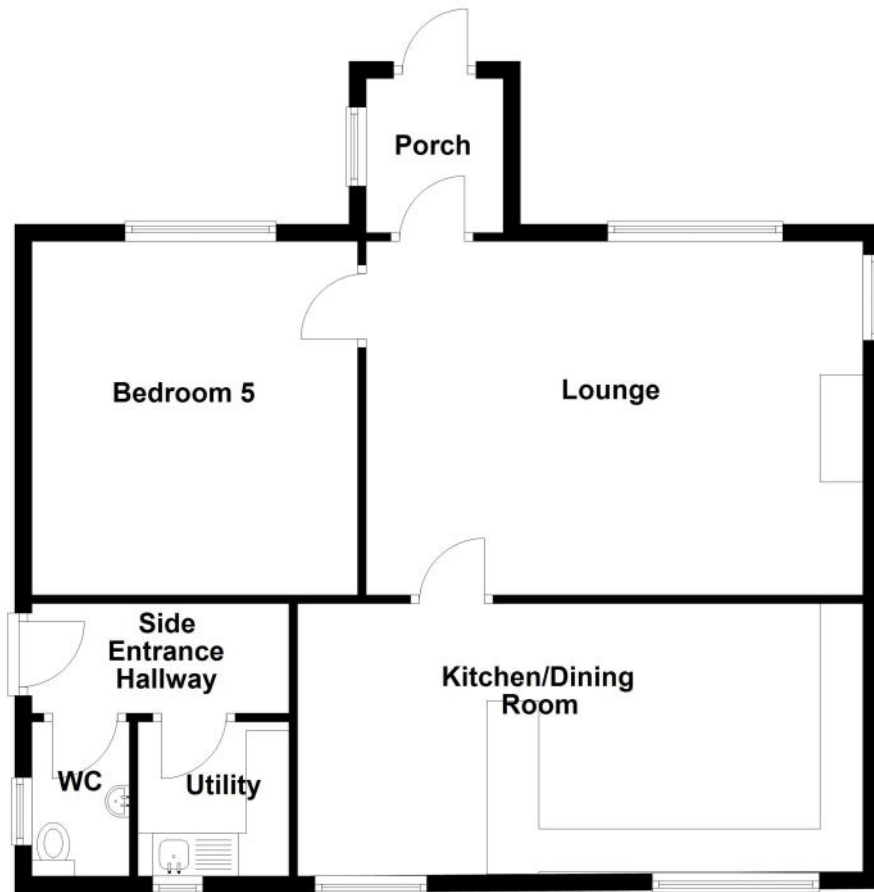




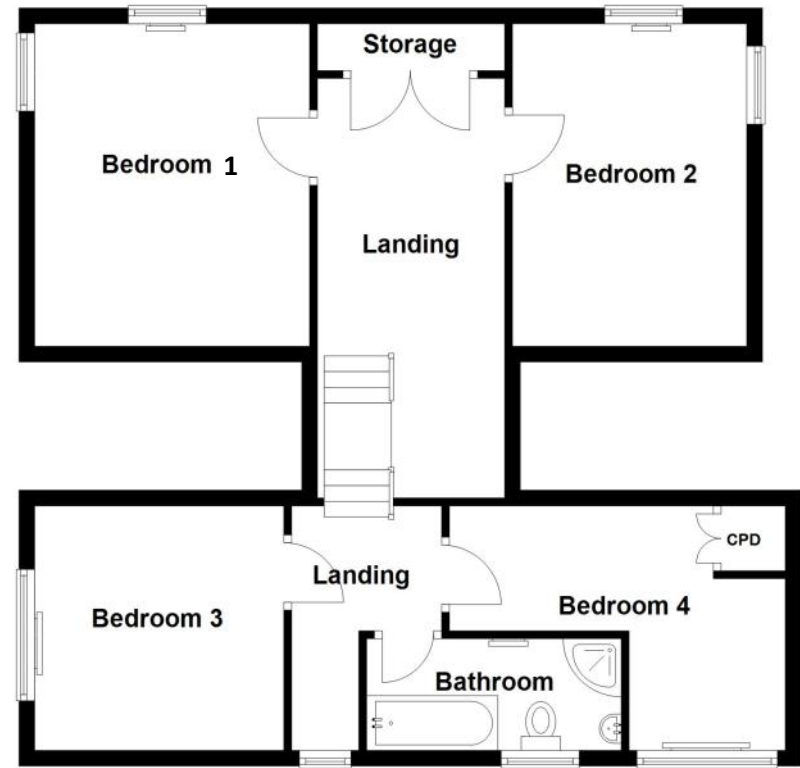


Directions

Travelling out of Stornoway town centre passing the Co-op superstore take the first turning to your left handside and follow the roadway for approximately 7 miles until you reach the village of Leurbost and take the turning to your right hand side after the filling station. Travel for approximately 8 miles and take the turning to your left hand side at Garynahine. Follow the roadway for approximately 3 miles and take the turning to your right handside sign posted for Bernera. Continue across the bridge and take the first turning to your right hand side sign posted for Kirkibost. Travelling into the village take the first turning to your left hand side signposted for Kirkibost Pier carry on along the road for approximately one mile and number 4 is the third house along.



Ground Floor



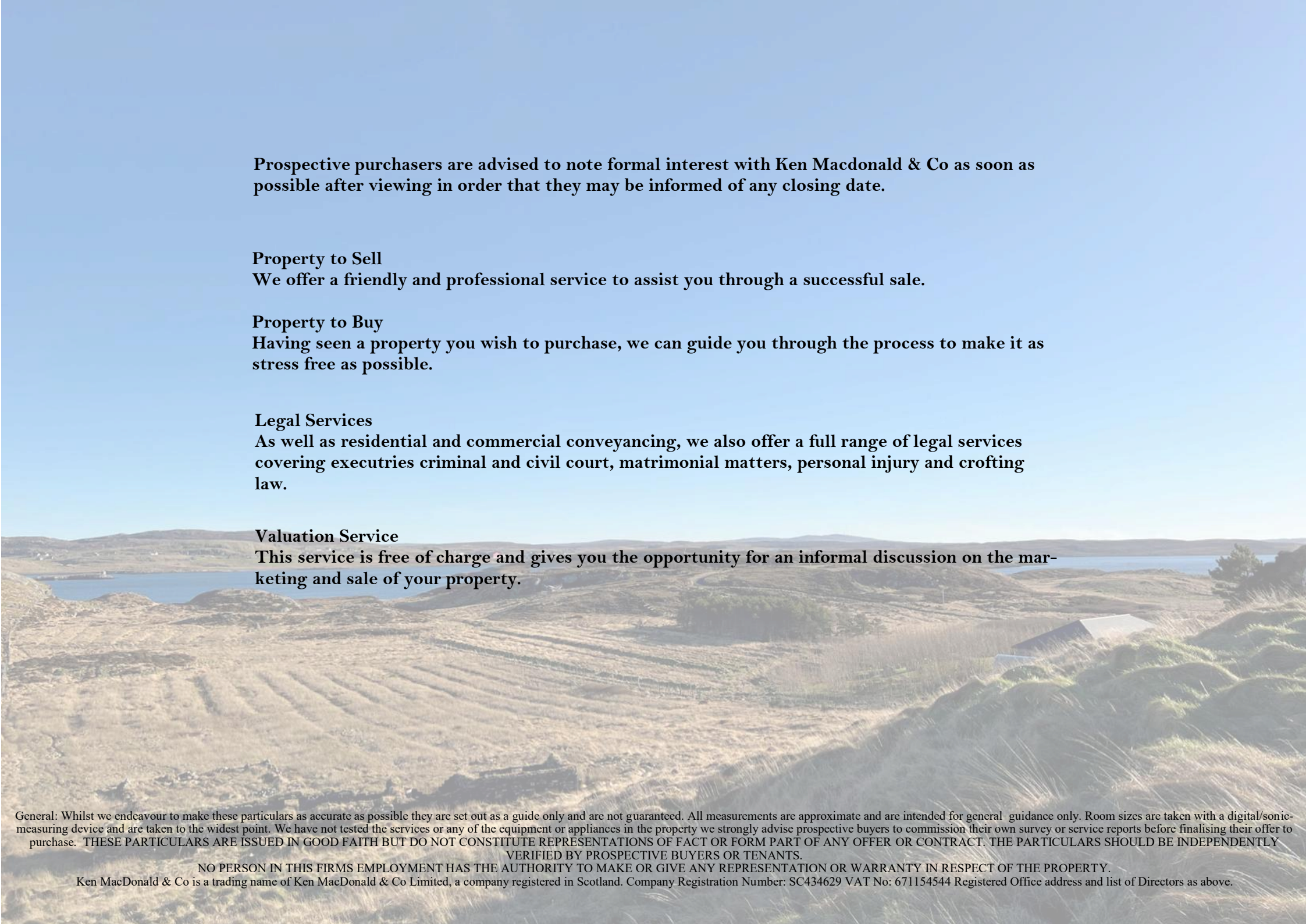
First Floor

Ground Floor

Porch	1.80m (5'11") x 1.60m (5'3")
Lounge	5.80m (19') x 4.13m (13'6") Fitted carpet. Stone fireplace with wooden hearth housing an open fire. Two UPVC double glazed windows. Radiator.
Bedroom 5	4.13m (13'6") x 3.17m (10'5") Fitted carpet. UPVC double glazed window. Radiator.
Kitchen/Dining Room	7.21m (23'8") x 3.13m (10'3") Laminate flooring. Fitted wall and floor units. One bowl stainless steel sink. Space for white goods. Two UPVC double glazed windows. Radiator.
Side Entrance Hallway	2.70m (8'10") x 1.28m (4'2")
WC	1.80m (5'11") x 1.14m (3'9") Vinyl flooring. WC. WHB. UPVC double glazed window.
Utility	1.80m (5'11") x 1.76m (5'9") Laminate flooring. Fitted floor units. One bowl stainless steel sink. Space for white goods. UPVC double glazed window.

First Floor

Bedroom 1	4.08m (13'5") x 3.52m (11'7") Fitted carpet. Two UPVC double glazed windows. Radiator.
Bedroom 2	4.08m (13'5") x 3.00m (9'10") Fitted carpet. Two UPVC double glazed window. Radiator.
Storage	2.04m (6'8") x 0.60m (2')
Bathroom	3.26m (10'8") x 1.43m (4'8") Vinyl flooring. WC. WHB. Shower cubicle housing an electric shower. Bath. UPVC double glazed window. Radiator.
Bedroom 3	3.19m (10'6") x 3.00m (9'10") Fitted carpet. Two UPVC double glazed windows. Radiator.
Bedroom 4	4.30m (14'1") x 1.60m (5'3") Fitted carpet. Two UPVC double glazed windows. Radiator.



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.

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.

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.

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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