

**2 Airidhantuim, Isle of Lewis, HS2 0RL**

**Offer over £80,000**



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## Kitchen



### *Description*

Ken MacDonald & Co are delighted to welcome to the market this three-bedroom semi-detached home in the charming village of Lower Shader. Featuring UPVC double glazing and electric storage heating, the property offers a comfortable living environment and with its neutral décor, this home provides a blank canvas, allowing prospective buyers to easily envision it as their own. The attractive price point makes it an excellent opportunity for first-time buyers seeking a welcoming and affordable home.

Outside, easily maintained garden grounds can be found to the front, side and rear of the property which is perfect for outdoor enjoyment during the summer months. Additionally, the external storage offers a spacious area for outdoor equipment and general storage.

Local amenities can be found in the village of Lower Barvas which is approximately a short 8-minute drive away to the shop, school, and petrol station. Further amenities can be found in Stornoway town centre which is approximately a 25-minute journey away.

### *EPC BAND F*





**Lounge**



**Bedroom 1**







**Bedroom 2**



**Bedroom 3**







**Shower Room**

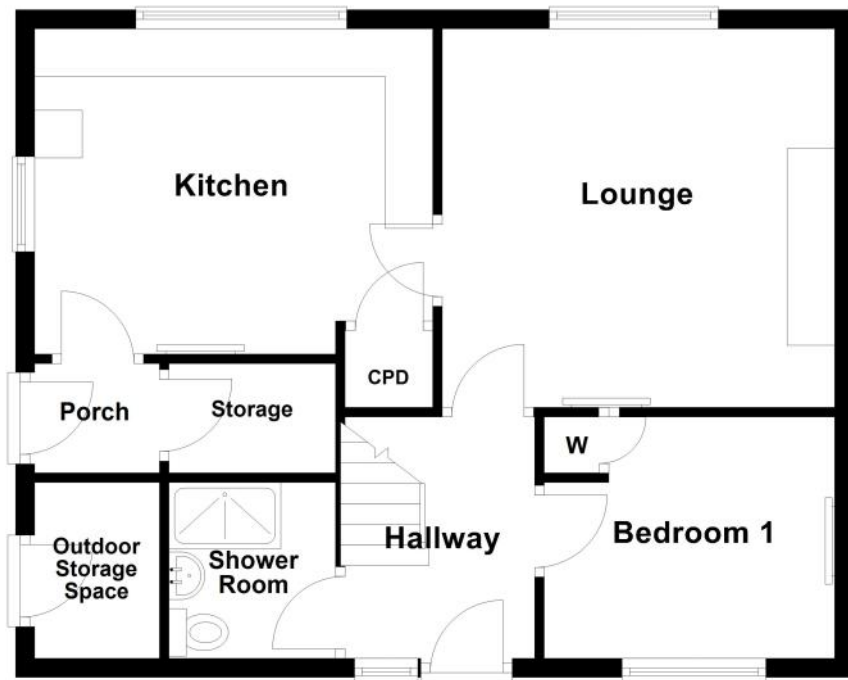


**Rear Garden**



**View**





**Ground Floor**



**First Floor**

### ***Directions***

Travelling out of Stornoway town centre follow the roadway north across the Barvas Moor for approximately 11 miles. Follow the roadway bearing right after the filling station. Continue for approximately 5 miles until you reach the village of Airidhantuim. Take the first right after the former Airidhantuim school and the property is the third semi-detached house on your left.

### ***Plan description***

#### **Ground Floor**

##### **Porch**

**1.31m (4'4") x 1.15m (3'9")**

##### **Kitchen**

**4.19m (13'9") x 3.42m (11'3") max**

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

##### **Lounge**

**4.13m (13'7") x 3.98m (13'1")**

Exposed wooden flooring. Tiled hearth with wooden mantel housing an electric fire. Large UPVC double glazed window. Storage heater.

##### **Bedroom 1**

**3.06m (10') max x 2.54m (8'4")**

Exposed wooden flooring. Built in wardrobe storage space. UPVC double glazed window.

##### **Hallway**

**2.54m (8'4") x 2.00m (6'7")**

##### **Shower Room**

**1.80m (5'11") x 1.75m (5'9")**

Vinyl flooring. Respatex. WC WHB. Shower cubicle housing an electric shower. UPVC double glazed window.

##### **Storage**

**1.75m (5'9") x 1.15m (3'9")**

##### **Outdoor Storage Space**

**1.85m (6'1") x 1.31m (4'4")**

#### **Ground Floor**

##### **Bedroom 2**

**3.80m (12'6") x 3.20m (10'6")**

Exposed wooden floorboards. UPVC double glazed window. Storage heater.

##### **Bedroom 3**

**3.20m (10'6") x 3.19m (10'5")**

Exposed wooden floorboards. UPVC double glazed window. Storage heater.

##### **Landing**

**2.54m (8'4") x 0.83m (2'9")**

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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