

25B Coll, Isle of Lewis, HS2 0LP

Offers in the region of £215,000



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Lounge



Description

We offer for sale in immaculate walk in condition this four bedroom dwelling-house in the sought-after village of Coll. Tastefully decorated throughout, the property offers comfortable living accommodation over two floors. The property would make an excellent family home. The bi-fold doors between the lounge and Kitchen/Diner provide an open-plan feel while maintaining the option of separating the spaces. Set within easily maintained garden grounds. Stunning coastal scenery and sea views can be admired from the property. Benefitting from UPVC double glazing and electric heating. The property is within a short driving distance of Coll beach which is popular for sea swimming, ideal for dog walks and general enjoyment of the outdoors. A small community shop, garage, hairdressers and coffee shop can be found a mere 5 minute walk from the property.

All white goods included in the sale.

EPC BAND E



Kitchen



Dining Area



Utility



Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 4





Bathroom







Garden Grounds

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 Coll. Continue along this road until you pass the left-hand turning signposted for Outend Coll and number 25B Coll is the first property on your left.

Ground Floor

Kitchen/Dining Room **8.19m (26'10") x 3.68m (12'1")**

Tiled flooring. Hardwood flooring. Fitted wall and flooring units. One and a half bowl granite sink. Three UPVC double glazed windows. Radiator.

Living Room **4.71m (15'5") x 3.53m (11'7")**

Hardwood flooring. Fire place housing a stove. Bi-fold doors to kitchen/dining room. UPVC double glazed window. Radiator.

Bedroom 1 **4.05m (13'3") x 3.44m (11'3")**

Vinyl flooring. UPVC double glazed window. Radiator.

Bedroom 2 **3.68m (12'1") x 2.00m (6'7")**

Vinyl flooring. UPVC double glazed window. Radiator.

Family Bathroom

Tiled flooring and walls. UPVC double glazed window. WHB. WC. Bath housing a mixer shower.

Bedroom 3 **3.31m (10'10") x 2.63m (8'8")**

Vinyl flooring. UPVC double glazed window. Coombed ceilings. Radiator.

Utility **3.31m (10'10") x 1.98m (6'6")**

Vinyl flooring. Fitted wall and floor units. One bowl stainless steel sink. Space for white goods. Wooden stairs.

First Floor

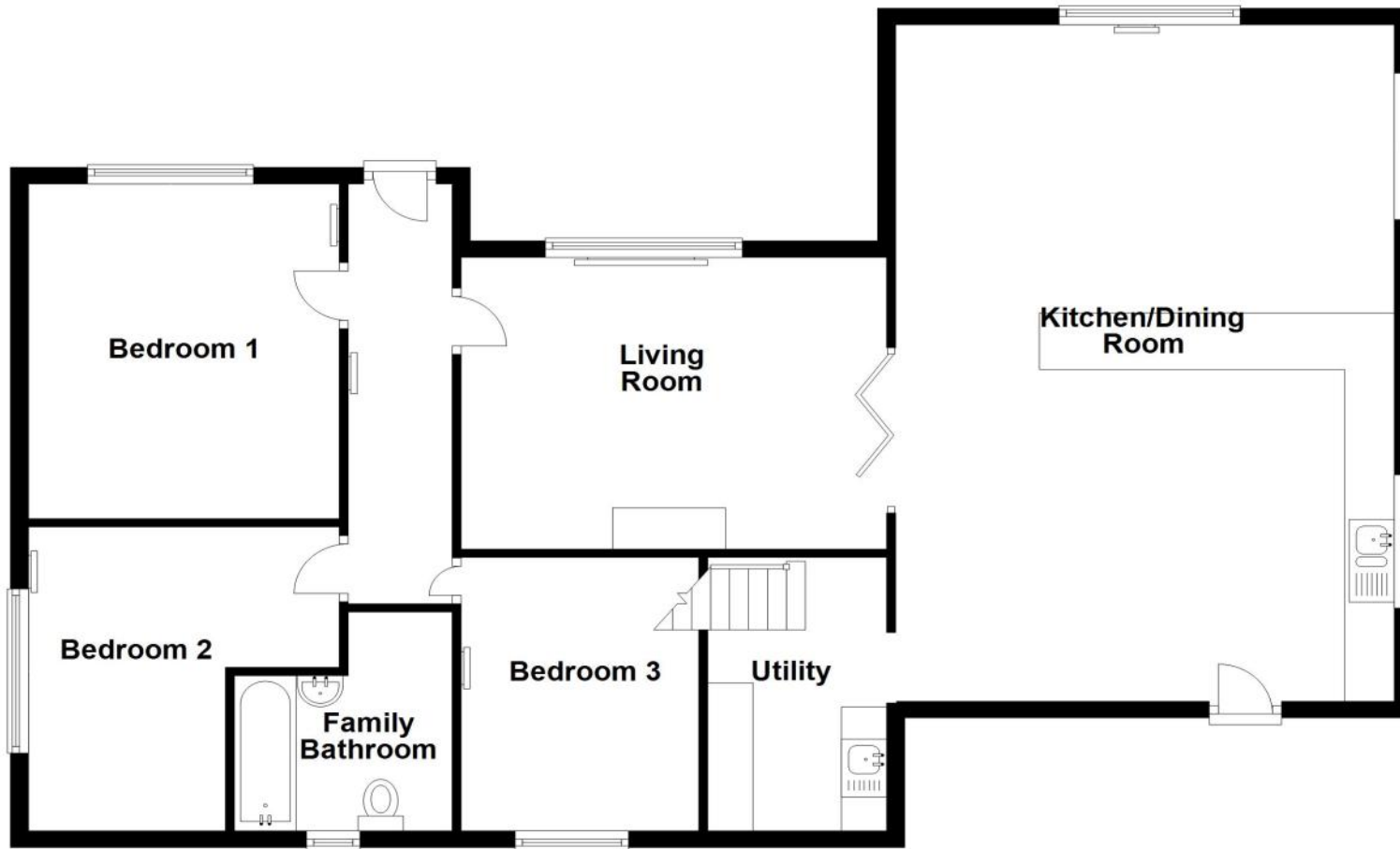
Shower Room

Tiled flooring and walls. UPVC double glazed window. WHB. WC. Shower cubicle housing a mixer shower

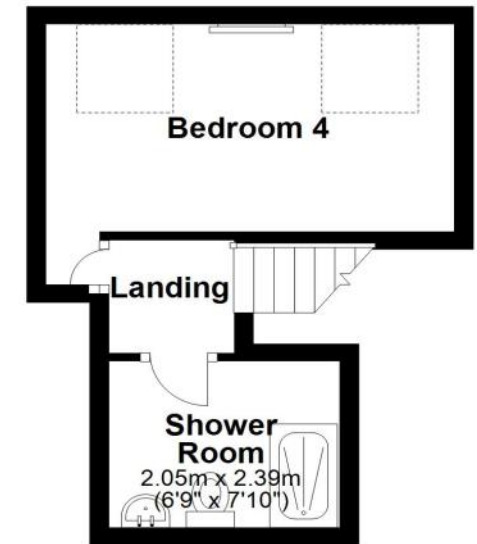
Bedroom 4 **4.23m (13'11") x 2.81m (9'3")**

Fitted carpet. Two double glazed Velux windows. Radiator.

Ground Floor



First Floor



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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