

**3 Lochside, North Tolsta, Isle of Lewis, HS2 0NF**

**Offers over £145,000**



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## Lounge



Ken MacDonald & Co are excited to present to the market this charming three-bedroom detached dwellinghouse, nestled in the scenic and peaceful village of North Tolsta on the Isle of Lewis. Surrounded by natural beauty and within close proximity to stunning beaches and coastal walks, this property offers the perfect retreat for those seeking a quieter pace of life in a welcoming rural community. The property benefits from oil-fired central heating and UPVC double glazing, ensuring warmth and energy efficiency throughout. While some areas of the home would benefit from modernisation, it presents a fantastic opportunity for a small family, first-time buyers, or anyone looking to put their own stamp on a home in a picturesque location. Internally, the ground floor comprises a kitchen, separate utility area for added convenience, a bright conservatory with views over the garden and Broadbay, a comfortable lounge, a family bathroom, and one spacious double bedroom. Upstairs, the first floor hosts two further bedrooms, offering flexible accommodation for family living, guests, or home office space.

**EPC BAND E**





Kitchen & Utility







**Bedroom 1**



**Bedroom 2**



**Bedroom 3**





**Conservatory**



**Bathroom**



**Front Door**





## Garden Grounds

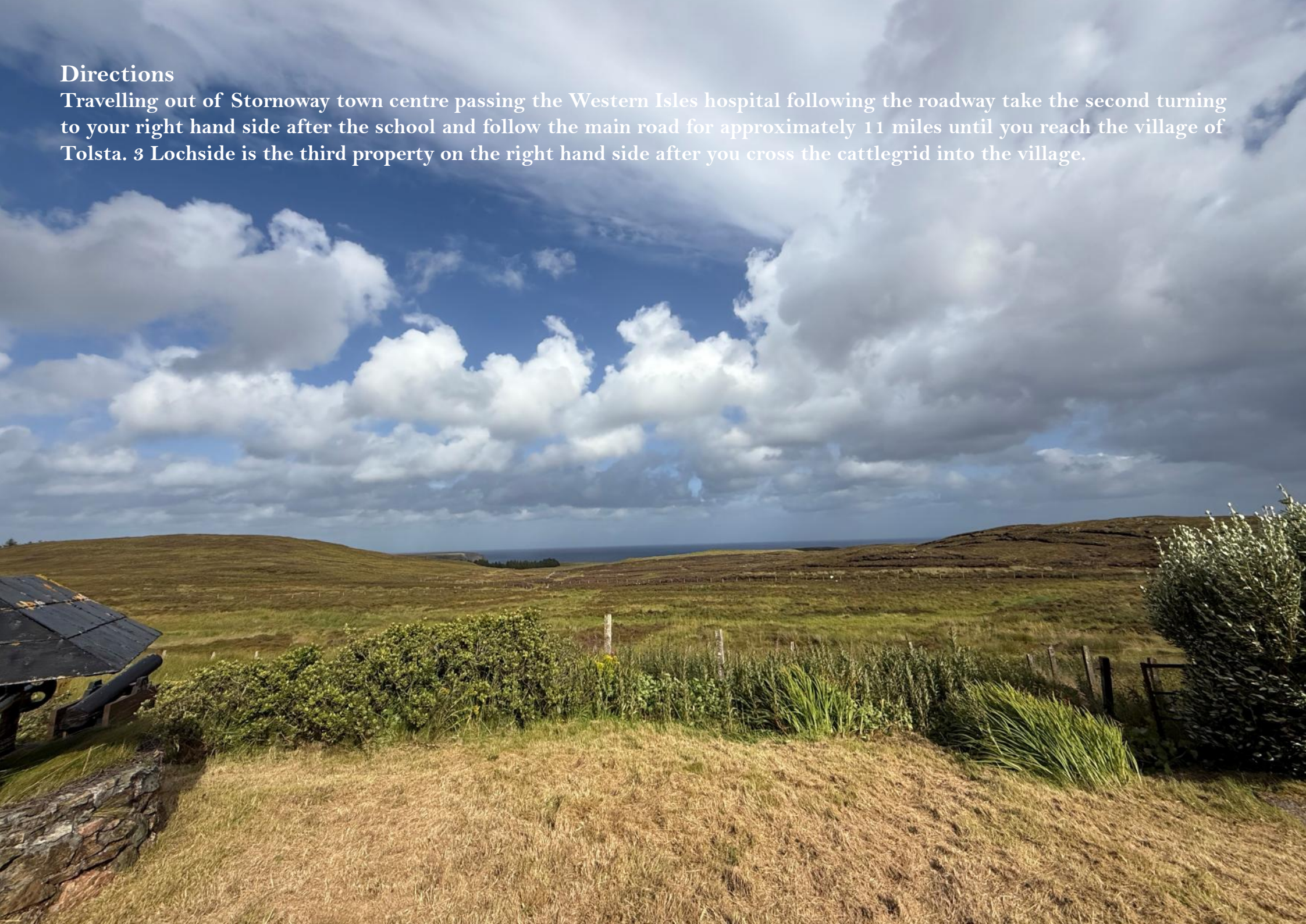


Externally, the property is surrounded by generous garden grounds that are easily maintained. Once the pride and joy of the current owner, the garden simply requires some attention to be restored to its former glory. Outdoor furniture can be carefully placed to enjoy the views over Broadbay. There is ample space for children's outdoor play equipment, and a shed to the rear of the property provides useful storage for garden tools and furniture.



## Directions

Travelling out of Stornoway town centre passing the Western Isles hospital following the roadway take the second turning to your right hand side after the school and follow the main road for approximately 11 miles until you reach the village of Tolsta. 3 Lochside is the third property on the right hand side after you cross the cattlegrid into the village.

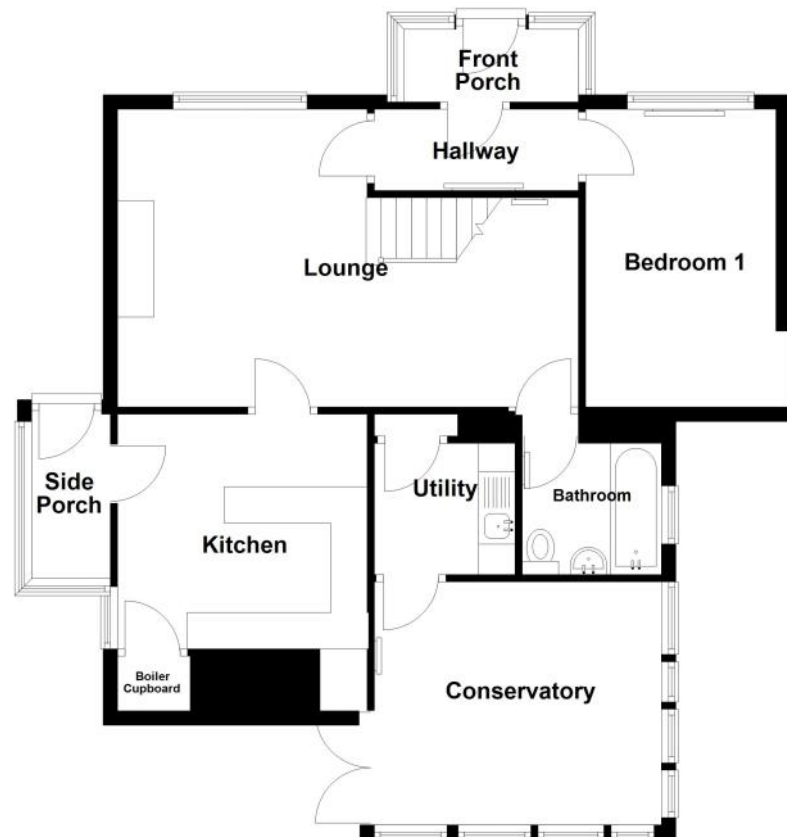




### *Plan description*

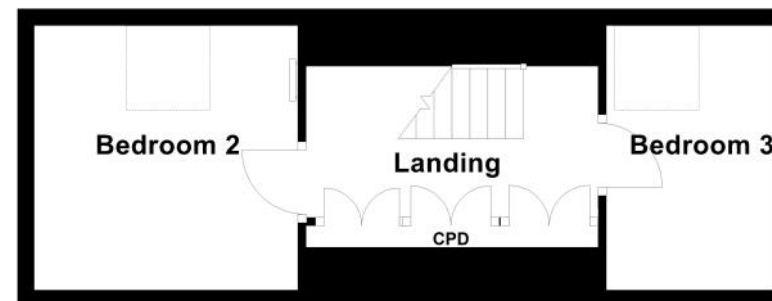
#### **Ground Floor**

<b>Front Porch</b>	<b>2.40m (7'10") x 1.00m (3'3")</b>
<b>Lounge</b>	<b>6.34m (20'10") x 4.10m (13'5")</b> Fitted carpet. Tiled hearth with wooden mantel housing an electric fire. UPVC double glazed window. Radiators.
<b>Hallway</b>	<b>2.82m (9'3") x 1.12m (3'8")</b>
<b>Bathroom</b>	<b>1.92m (6'3") x 1.81m (5'11")</b> Vinyl flooring. WC. WHB. Bath housing a mixer shower.
<b>Kitchen</b>	<b>3.44m (11'3") x 2.00m (6'7")</b> Vinyl flooring. Fitted wall and floor units. Space for white goods. UPVC double glazed window. Radiator.
<b>Bedroom 1</b>	<b>4.10m (13'5") x 2.62m (8'7")</b> Fitted carpet. UPVC double glazed window. Radiator.
<b>Boiler Cupboard</b>	<b>1.00m (3'3") x 0.75m (2'6")</b>
<b>Utility</b>	<b>1.94m (6'4") x 1.81m (5'11")</b> Vinyl flooring. Fitted wall and floor units. Composite one bowl sink.
<b>Conservatory</b>	<b>3.66m (12') x 3.35m (11')</b>
<b>Side Porch</b>	<b>2.27m (7'5") x 1.08m (3'7")</b>



#### **First Floor**

<b>Bedroom 2</b>	<b>3.15m (10'4") x 3.13m (10'3")</b> Fitted carpet. Velux Window. Radiator.
<b>Landing</b>	<b>3.47m (11'4") x 1.80m (5'11")</b>
<b>Bedroom 3</b>	<b>3.14m (10'4") x 2.00m (6'7")</b> Fitted carpet. Velux Window. Radiator.



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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