

Station Cottage, Isle of Scalpay, HS4 3XU

Offers over £190,000



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Kitchen & Sun Porch





Lounge

Description

Ken MacDonald & Co are delighted to bring to the market this charming two-bedroom dwellinghouse, located on the picturesque island of Scalpay. Offering an excellent opportunity for those seeking a peaceful island lifestyle, the property combines comfort, character, and stunning surroundings. The home benefits from oil-fired central heating and recently upgraded UPVC double glazing, with attractive black cottage-style windows that enhance its traditional appeal. While the interior would benefit from some modernisation, it is presented in walk-in condition, allowing any updates to be carried out gradually, perfectly suiting first-time buyers, holiday home seekers, or those looking for a renovation project with immediate usability. The property benefits from a versatile outbuilding to the side creating valuable additional space. Whether used as a workshop, home office, artist's studio, or simply for practical storage, the outbuilding adds a wealth of possibilities to the property and enhances its appeal.

One of the property's most impressive features is its spectacular outlook, boasting uninterrupted sea views across East Loch Tarbert and Scalpay Harbour.

EPC BAND E



Bedroom 1



Bedroom 2





Store Room



Bathroom





Location

Only 8 miles from Tarbert for shops, school, medical care, and ferry links, this is a superb opportunity for families and relocators looking for a property they can call home in one of the most scenic corners of the Hebrides.

Directions

When you cross the Scalpay bridge turn left at the junction. Follow this road until you reach the first right turn. Take this turning and Station Cottage is on the left hand side with the name visible at the front of the property.





Plan description

Ground Floor

Sun Room **3.31m (10'10") x 1.91m (6'3")**
Fitted carpet. UPVC double glazed windows. Half glazed UPVC door to exterior.

Bedroom 1 **4.87m (16') x 3.58m (11'9")**
Fitted carpet. UPVC double glazed window. Radiator.

Hallway **2.00m (6'7") x 0.84m (2'9")**

Understair Storage **3.35m (11') x 1.95m (6'5")**

Lounge **4.85m (15'11") x 3.27m (10'9")**
Fitted carpet. Open fire. UPVC double glazed window. Radiator.

Kitchen **4.25m (13'11") x 3.13m (10'3")**
Fitted carpet. Fitted wall and floor units. One bowl stainless steel sink. Space for white goods. Integrated oven. UPVC double glazed windows. Half glazed UPVC door to exterior. Radiator.

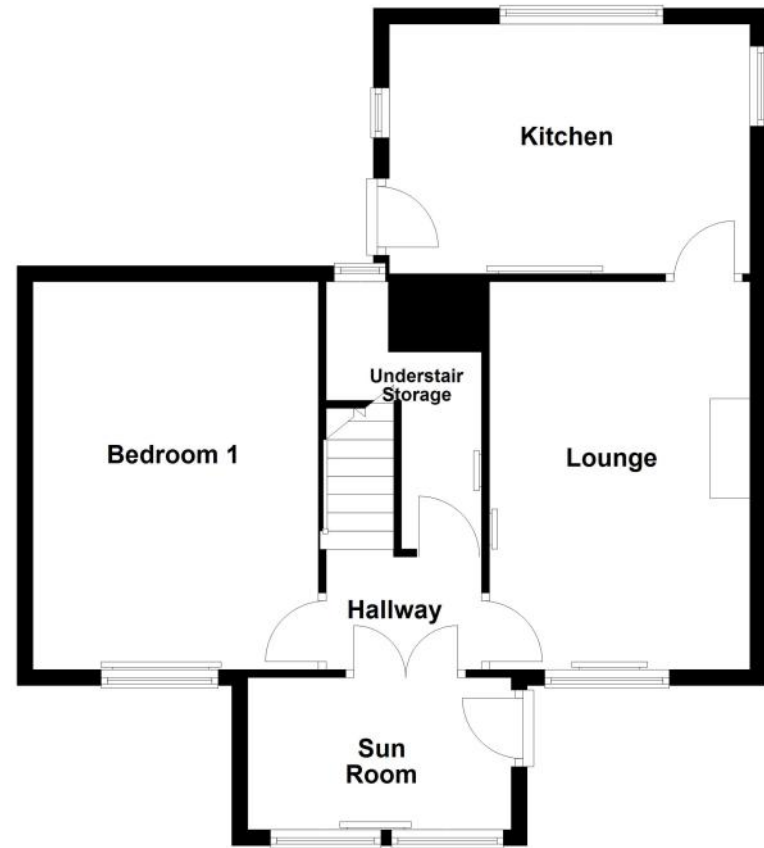
First Floor

Bedroom 2 **4.21m (13'10") x 3.27m (10'9")**
Fitted carpet. UPVC double glazed window. Radiator.

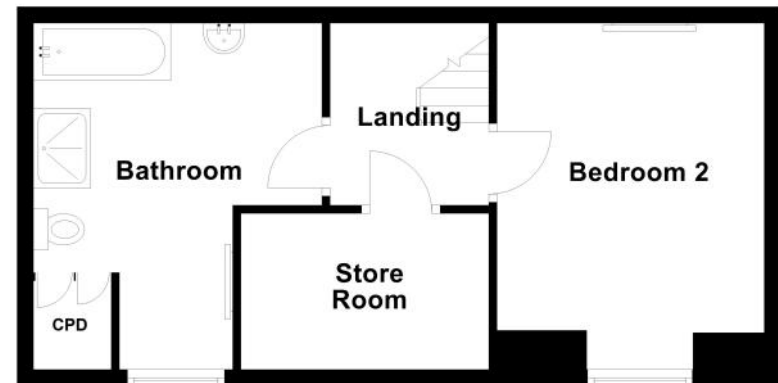
Store Room **3.04m (9'11") x 1.56m (5'1")**

Landing **2.85m (9'4") x 1.94m (6'4")**

Bathroom **3.53m (11'7") x 2.23m (7'4")**
Fitted carpet. WC. WHB. Shower cubicle housing a mixer shower. Bath. UPVC double glazed window. Radiator.



Ground Floor



First Floor

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.

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