

10 MacMillan Brae, Stornoway, Isle of Lewis, HS1 2YU

Offers in the region of £80,000



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Kitchen/Lounge Area





Bedroom

Description

Ken MacDonald & Co are delighted to bring to the market this attractive one-bedroom top-floor flat, set within a convenient and well-established residential location. The property is presented in immaculate, walk-in condition and benefitted from a full refurbishment 3 years ago. The modern kitchen features sleek white gloss cabinets and integrated Teka appliances, including a chest-height oven, induction hob, stainless steel extractor, dishwasher and fridge freezer. The spacious lounge is a highlight of the home, with large windows that flood the room with natural light and create a bright yet cosy atmosphere. Most of the UPVC double-glazed windows have been replaced and the electrical system has been upgraded with a new fuse box, hot water cylinder and Rointe electric heaters. Further renovation work included enhanced insulation, new internal doors and quality natural oak-effect waterproof flooring laid throughout.

The property will be sold fully furnished offering prospective purchasers a very smooth transition.

EPC BAND D



Bathroom



Storage Cupboard



Forming part of a block of six, the flat is accessed via a communal stairwell and enjoys the use of a shared drying green to the rear. Ideally positioned, the property is just a short stroll from the scenic Lews Castle Grounds – perfect for leisurely walks – while also being within easy walking distance of town amenities, including supermarkets, sports facilities, and other conveniences. This appealing flat would make an excellent first-time purchase or a buy-to-let investment opportunity.

Plan description

Kitchen **6.31m (20'8") x 3.24m (10'8")**

Laminate flooring. UPVC double glazed windows to front and rear. Single electric storage heater. Door to storage cupboard.

Hall **1.20m (3'11") x 0.99m (3'3")**

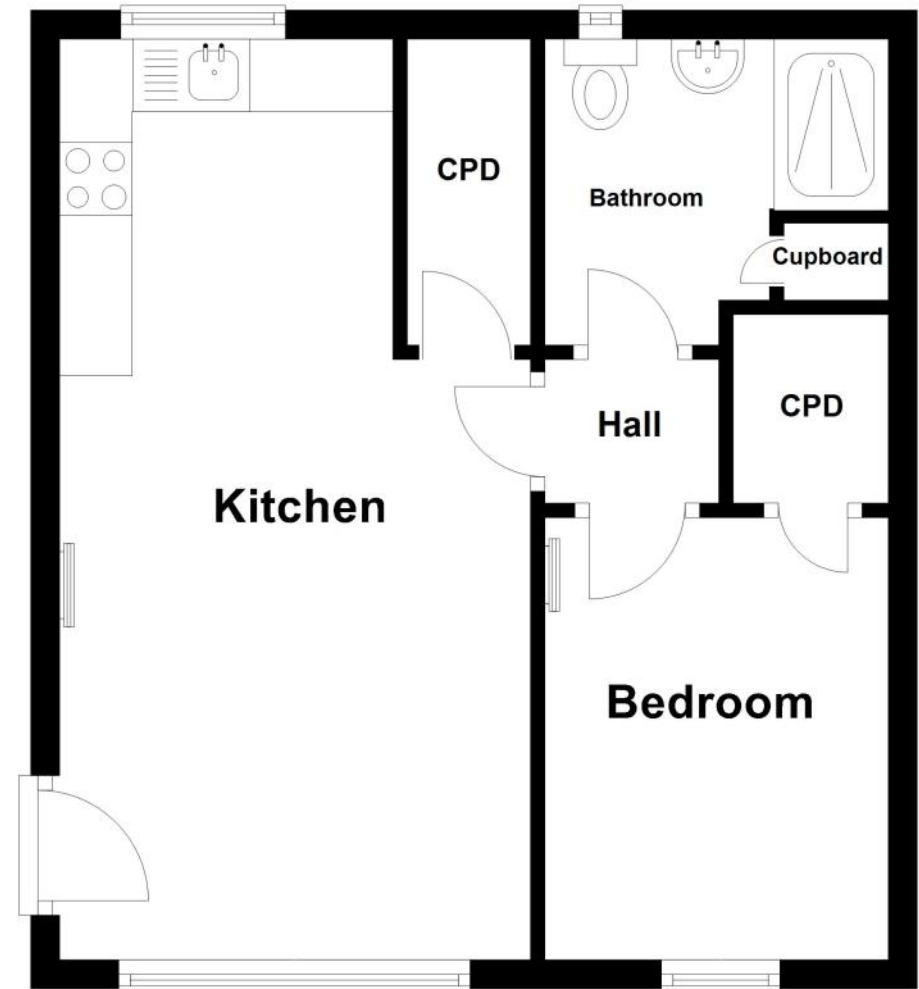
Laminate flooring. Doors to:

Bedroom **3.05m (10') x 2.37m (7'9")**

Laminate flooring. UPVC double glazed window to front. Built-in door to storage cupboard. Single electric storage heater

Bathroom **2.11m (6'11") x 2.01m (6'7")**

Laminate flooring. WC. WHB. Shower cubicle housing an electric shower. UPVC double glazed frosted window to rear. Built in storage cupboard



Directions

Travelling out of Stornoway town centre passing the Co-op superstore take the first turning to your left hand side at the roundabout onto Willowglen Road and carry on straight for about a half a mile and you will reach a sign post for MacDonald Road, turn right where sign posted and follow the road to the top. Turn left onto MacMillan Brae and Flat 10 can be accessed using the middle door. Once you enter the communal area, Flat 10 is on the top floor to the left hand side.

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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