

Roineabhal, 39 Outend Scalpay, Isle of Harris, HS4 3YG Offers Over £140,000



*Ken Macdonald & Co, Solicitors & Estate Agents, 9 Kenneth Street, Stornoway, Isle of Lewis, HS1 2DP
Tel: 01851 704040 Email: enquiries@kenmacdonaldlawyers.co.uk*

Web: www.kenmacdonaldproperties.co.uk



Lounge



Description

Ken Macdonald & Co are delighted to present to the market this semi-detached house nestled in the picturesque village of Scalpay. Situated in a coastal setting, the property offers panoramic views over Bàgh Ceann na Muice and the surrounding beautiful moorland.

The ground floor comprises of a modern kitchen, newly renovated dining room with a brand new picture window to capture the view, large utility and cosy lounge. The first floor comprises of three bedrooms, two of which are generously sized and a bathroom.

The property is presented in immaculate walk-in condition with brand new carpets fitted throughout and will be sold fully furnished, ensuring a seamless transition for the prospective purchaser. It benefits from UPVC double-glazed windows and is heated by efficient storage heaters. The elegant lounge features a multi-fuel stove, creating a warm and inviting atmosphere during the colder months. The recent addition of a dining room provides generous space for formal dining and entertaining guests. Overall, this property offers a great opportunity to acquire a beautifully maintained home that effortlessly combines comfort, style, and practicality.



Kitchen & Dining Room





Bedroom 1



Bedroom 2





Bedroom 3



Utility Room & View





Bathroom



View & Shed

External

The property features an immaculate strone chipped area to the front, perfect for outdoor seating where you can take in the views and to the side their a small shed, suitable for the storage of gardening equipment.

Location

Scalpay is known for its welcoming community, stunning coastal views, and convenient access to the wider island of Harris, making this a highly desirable location. The surrounding area offers beautiful walks, wildlife, and a true sense of tranquility, ideal for those seeking to embrace island life. The property is approximately a five-minute drive to the local Bistro. Local amenities can be found in Harris' main town Tarbert which is approximately a 15-20 minute drive away where there is also a Primary and Secondary School.

EPC BAND E



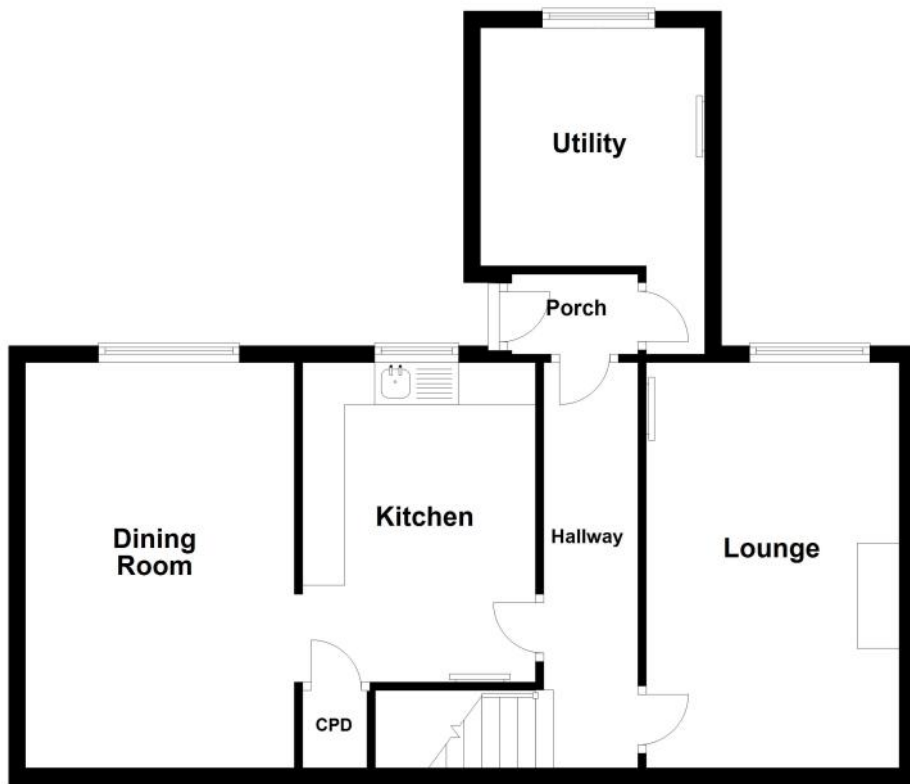




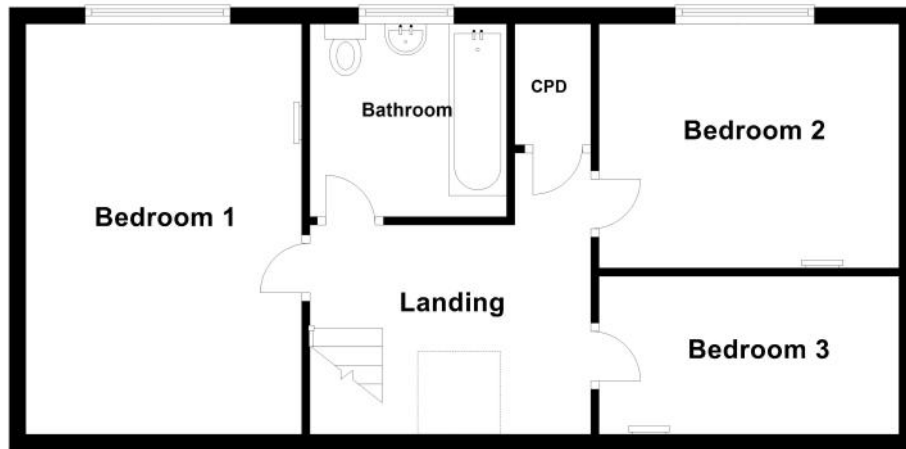
External

Directions

When you cross the Scalpay bridge turn left at the junction. Follow this road passing through the main town of Scalpay, bearing left at the play park. Continue along this road for approximately 1.5 miles to the end of the village, there is a small roadway to the right just before the last house. The semi-detached property is on the right side and out of the two Roineabhal is the one furthest from the road.



Ground Floor



First Floor



Chipped Area



Ground Floor

Porch 1.49m (4'11") x 0.98m (3'3")

Utility Room 2.83m (9'3") x 2.67m (8'9")

Fitted carpet. UPVC double glazed window. Storage heater.

Hallway 2.00m (6'7") x 0.92m (3')

Lounge 4.46m (14'8") x 3.01m (9'11")

Laminate flooring. Multi fuel stove. Built in shelving unit with storage. UPVC double glazed window. Storage heater.

Kitchen 3.80m (12'6") x 2.77m (9'1")

Laminate flooring. Fitted wall and floor units. One bowl stainless steel sink. Space for white goods. Built in storage cupboard. UPVC double glazed window. Storage heater.

Dining Room 4.79m (15'9") x 3.20m (10'6")

Original wooden floorboards. Large UPVC double glazed window.

First Floor

Bedroom 1 4.45m (14'7") x 3.34m (10'11")

Fitted carpet. UPVC double glazed window. Storage heater.

Bathroom 2.38m (7'10") x 2.33m (7'8")

Tiled flooring. Tiled walls. WC. WHB. Bath unit housing an electric shower. UPVC double glazed window.

Bedroom 2 3.63m (11'11") x 2.95m (9'8")

Fitted carpet. UPVC double glazed window. Storage heater.

Bedroom 3 3.63m (11'11") x 1.91m (6'3")

Fitted carpet. Velux window. Storage heater.

Landing 3.40m (11'2") x 2.53m (8'4")

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.

NO PERSON IN THIS FIRMS EMPLOYMENT HAS THE AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY IN RESPECT OF THE PROPERTY.

Ken MacDonald & Co is a trading name of Ken MacDonald & Co Limited, a company registered in Scotland. Company Registration Number: SC434629 VAT No: 671154544 Registered Office address and list of Directors as above.