

# **33 Morison Avenue, Stornoway, Isle of Lewis, HS1 2HQ**

## **Offers over £150,000**



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## Kitchen



### *Description*

Ken MacDonald & Co are delighted to bring to the market this four-bedroom end-terraced property, located in the popular residential area of Morison Avenue. The home benefits from gas-fired central heating and UPVC double glazing throughout, creating a warm and comfortable living environment, further enhanced by the multi-fuel stove in the lounge. While some cosmetic updating may be desired to suit individual tastes, the property is presented in walk-in condition and offers an excellent opportunity for first-time buyers or those looking to take their first step onto the property ladder.

The property features easily maintained gardens to the rear, providing an ideal space for children's play equipment or outdoor seating. To the front and side, a paved driveway offers parking for multiple vehicles and convenient access to the single garage located in the rear garden. Constructed from concrete block and metal, the garage presents an excellent opportunity for use as a workshop or for storing a small vehicle.





Lounge



Office/Bedroom 3







**Bedroom 1**



**Bedroom 2**







Attic Room



Bathroom





External





### *Plan description*

#### **Ground Floor**

**Lounge** 5.47m (17'11") x 3.32m (10'11")  
Laminate flooring. Multi fuel stove. Two UPVC double glazed windows. Radiator.

**Hall** 4.77m (15'8") x 2.05m (6'9")

**Bathroom** 1.85m (6'1") x 1.81m (5'11")  
Vinyl flooring. WC. WHB. Bath housing an electric shower. UPVC double glazed window. Heated towel rail.

**Kitchen** 3.32m (10'11") x 2.88m (9'6")  
Laminate flooring. Fitted wall and floor units. Integrated white goods. Built in storage cupboard. UPVC double glazed door to rear garden. Radiator.

#### **First Floor**

**Bedroom 1** 3.87m (12'8") x 3.15m (10'4")  
Fitted carpet. Built in wardrobe storage space. UPVC double glazed window. Radiator.

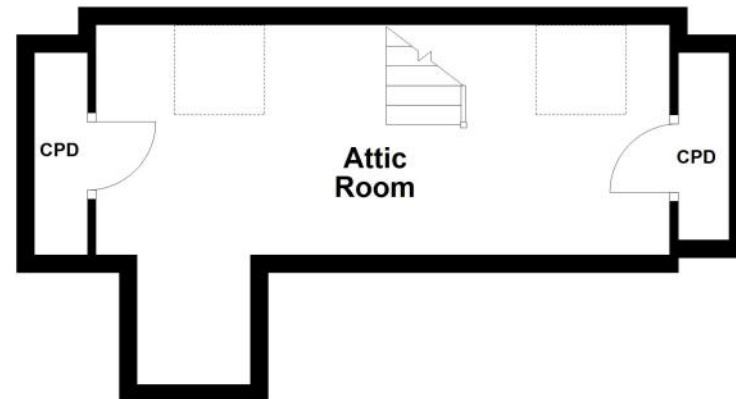
**Bedroom 2** 3.88m (12'9") x 2.70m (8'10")  
Fitted carpet. UPVC double glazed window. Radiator.

**Hall** 3.88m (12'9") x 0.90m (2'11")

**Office/Bedroom 3** 2.82m (9'3") x 2.69m (8'10")  
Laminate flooring. UPVC double glazed window. Radiator.

#### **Second Floor**

**Attic Room** 6.37m (20'11") x 2.56m (8'5")  
Fitted carpet. Two Velux windows. Built in storage cupboards. Electric wall heater.



## ***Location***

The area, Morison Avenue is in a very convenient for access to shops, cafes, restaurants and bars which just a short walk away. All local amenities are close to hand with shops, supermarkets, schools, Sports Centre and arts centre all located within easy walking distance.

## ***Directions***

Travelling out of Stornoway town centre passing the Co-op superstore, proceed along A857 until you reach the roundabout take the third exit onto Perceval Road South continuing until you reach the right hand turn onto Macleod Road, take the following right turn onto Morison Avenue. Number 33 is approximately 0.1km along on the right hand side. The number is marked on the door.

**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.**

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