

18 Columbia Place, Stornoway, Isle of Lewis, HS1 2TN

Offers over £120,000



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 and Co are delighted to present to the market this three-bedroom semi-detached property, ideally situated within the popular and established residential area of Columbia Place. The property benefits from UPVC double-glazed windows fitted throughout, along with electric heating and an electric fire located in the lounge, providing a comfortable living environment. While the property would benefit from a degree of modernisation, this is clearly reflected in the attractive asking price, offering first-time buyers or investors an excellent opportunity to create a home tailored to their own tastes. The accommodation is well laid out and further enhanced by the presence of two shower rooms, adding practicality and convenience for family living, along with a separate utility space which provides additional storage and functionality. To the front of the property there is a paved driveway providing parking for one vehicle and to the rear there is a paved outdoor space with a garden shed, suitable for storing gardening equipment.

The property enjoys a convenient location close to a local primary school, and Stornoway Town Centre is within comfortable walking distance, where a full range of local amenities, shops, and services can be found.

EPC BAND G



Kitchen & Utility

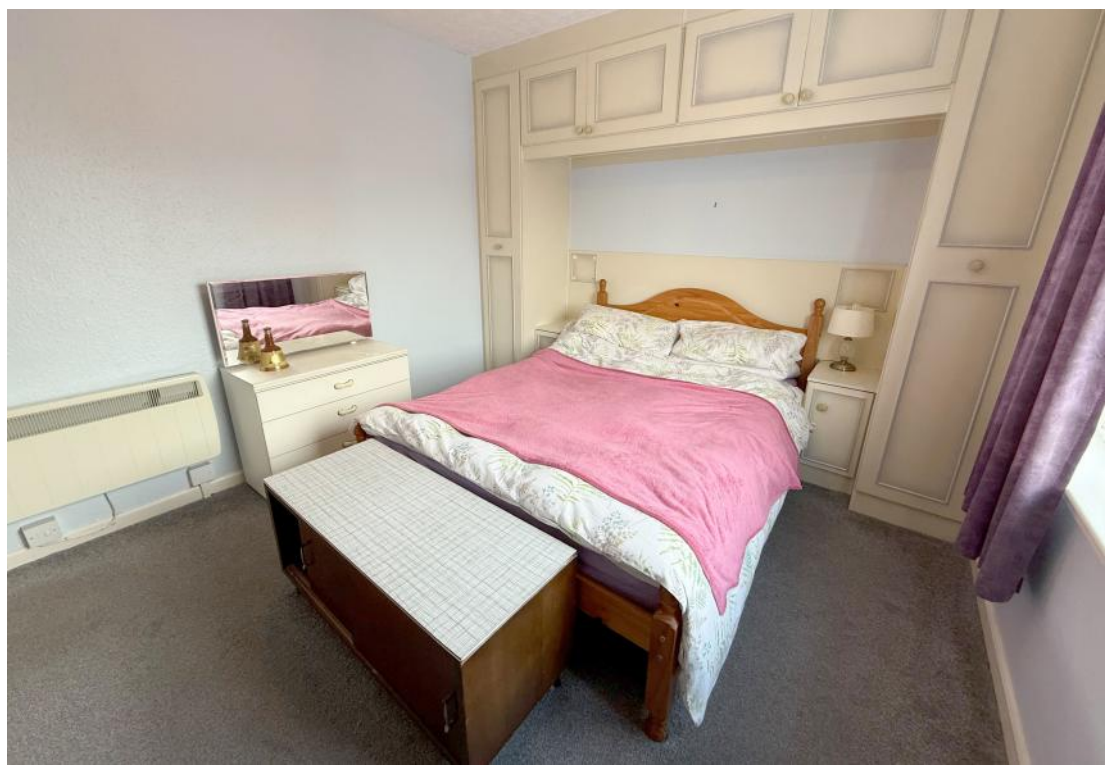




Bedroom 1



Bedroom 2





Bedroom 3



First Floor Shower Room



Downstairs Shower Room



Front & Rear Garden Grounds



Ground Floor

Entrance Hall **2.59m (8'6") x 2.26m (7'5")**

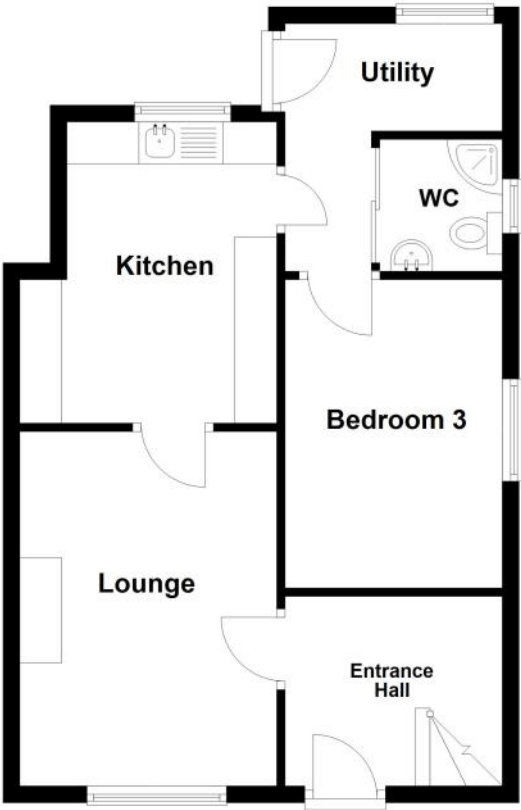
Lounge **4.22m (13'10") x 3.07m (10'1")**
Laminate flooring. Wooden fire surround housing an electric fire. UPVC double glazed window. Electric storage heater.

Kitchen **3.59m (11'9") x 3.06m (10'1")**
Laminate flooring. Fitted wall and floor units. One bowl stainless steel sink. Space for white goods. Integrated oven. UPVC double glazed window.

Bedroom 3 **3.67m (12'1") x 2.59m (8'6")**
Laminate flooring. UPVC double glazed window. Electric storage heater.

Utility **2.00m (6'7") x 1.38m (4'6")**
Vinyl flooring. Space for white goods. UPVC double glazed window. Electric storage heater.

Shower Room **1.57m (5'2") x 1.46m (4'9")**
Vinyl flooring. WC. WHB. Shower cubicle housing an electric shower. UPVC double glazed window. Electric storage heater.



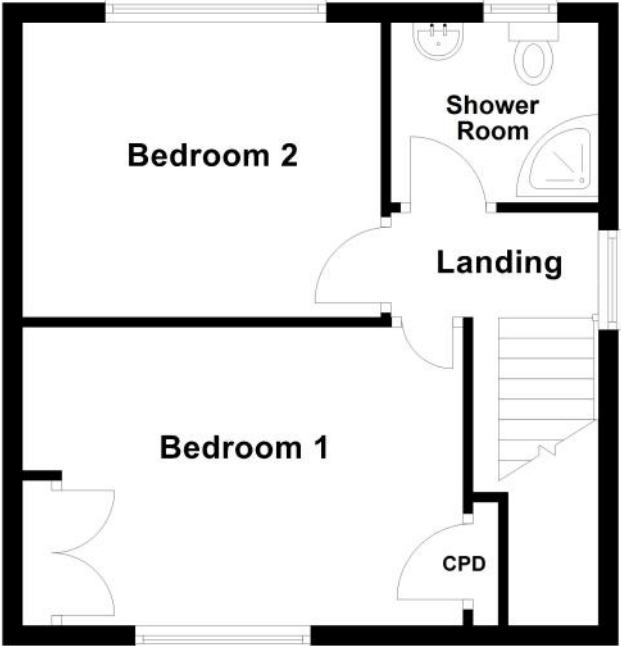
First Floor

Bedroom 1 **4.03m (13'3") x 3.00m (9'10")**
Fitted carpet. Built in wardrobe storage space. UPVC double glazed window. Electric storage heater.

Bedroom 2 **3.78m (12'5") x 2.96m (9'8")**
Fitted carpet. Built in wardrobe storage space. UPVC double glazed window. Electric storage heater.

Shower Room **1.90m (6'3") x 1.81m (5'11")**
Laminate flooring. WC. WHB. Shower cubicle housing an electric shower. UPVC double glazed window. Electric storage heater.

Landing **4.15m (13'7") x 1.26m (4'2")**



Directions

Travelling out of Stornoway passing the Co-op superstore take the turning to your right at the roundabout onto Perceval Road. Travel along Perceval Road until you reach the traffic lights and turn right. Take your first left and 18 Columbia Place is the second property on the left hand side.

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.

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.