

Irreantum, 28 Upper Bayble, Point, Isle of Lewis, HS2 0QH

Offers over £190,000 (House & Croft)



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**Lounge**

***Description***

Ken Macdonald & Co are delighted to present to the market this three bedroom dwellinghouse and croft tenancy situated in the district of Point enjoying distant views of the minch. The property is in good condition and is ready for the prospective buyer to swiftly move in, as it does not require any immediate work. The property features two double bedrooms and single room all of which provide ample space for comfortable living and built in wardrobe storage space. The property benefits from oil fired central heating and UPVC double glazing. Surrounding the property, there is easily maintained garden grounds which offer a generous space to enjoy the summer months. At the front, a tarmacked area providing vehicular access and parking, ensuring convenience for the prospective buyers. The croft is located to the rear of the property and extends to approximately 3.5 acres. It is a bare land croft, offering an excellent expanse of ground ideally suited to horticultural use or the grazing of livestock.

***EPC BAND D***



Kitchen





**Bedroom 1**



**Bedroom 2**





**Bedroom 3**



**Bathroom**





## **Location**

Located in a quiet village, on a regular bus route, the subjects benefit from easy access to the town centre approximately 7 miles away. The pier and sandy shoreline are only a few minutes walk away and the primary school with modern facilities is approximately 1 mile away making this the ideal location for a family home.

## **Directions**

Travelling out of Stornoway town centre passing the council office along Sandwick Road passing through the village of Sandwick, passing the airport and across the Braighe into the district of Point. Pass through the village of Aignish and into Garrabost. Take the third turning to your right hand side after the football pitch signposted for Upper Bayble (Pabail Uarach). Follow the roadway passing a left hand turning back to Stornoway. Irreantum is the 12th property on the left hand side.



**Plan description**

**Porch** 1.05m (3'5") x 0.98m (3'3")

**Hallway** 4.21m (13'10") x 1.00m (3'3")  
Laminate flooring. Radiator.

**Lounge** 4.71m (15'6") max x 4.20m (13'9")  
Laminate flooring. Stone fireplace with wooden hearth housing a stove. UPVC double glazed window. Radiator.

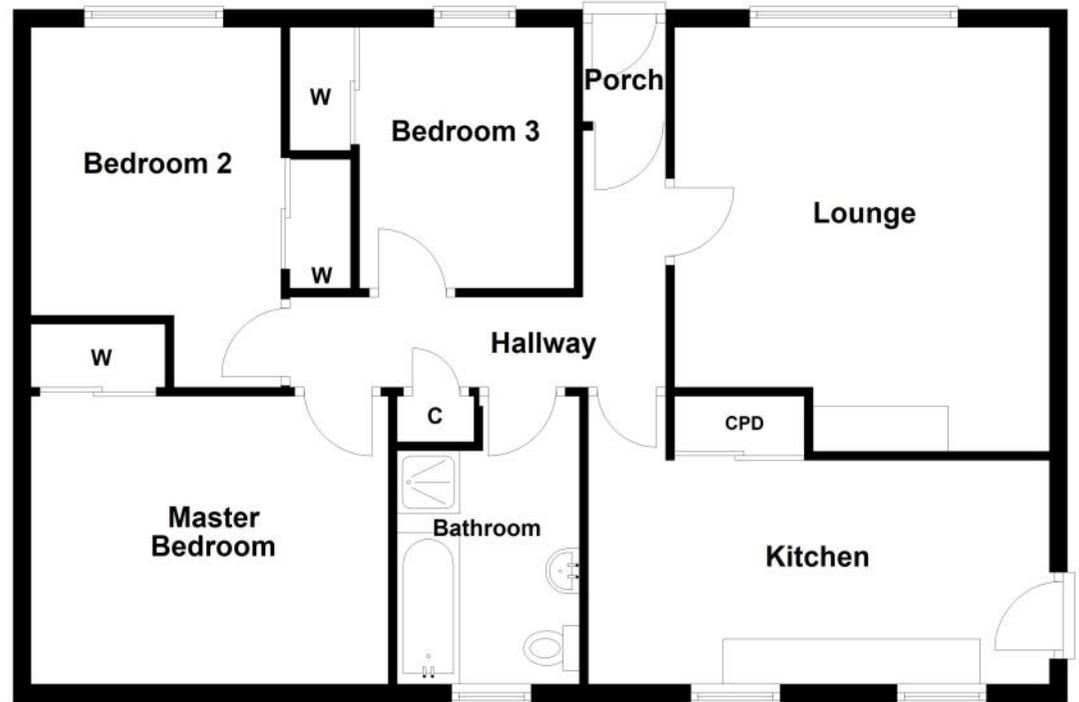
**Kitchen** 2.40m (7'11") x 2.00m (6'7")  
Laminate flooring. Fitted wall and floor units. One bowl stainless steel sink. Space for white goods. Built in storage cupboard. Half glazed UPVC door to garden grounds. Two UPVC double glazed windows. Radiator.

**Bathroom** 3.20m (10'6") max x 2.04m (6'8")  
Vinyl flooring. Half tiled wall. WC. WHB. Shower cubicle housing an electric shower unit. Bath unit. UPVC double glazed window. Radiator.

**Master Bedroom** 4.00m (13'1") x 3.22m (10'7")  
Laminate flooring. Built in wardrobe storage space. UPVC double glazed window. Radiator.

**Bedroom 2** 2.80m (9'2") x 2.00m (6'7")  
Laminate flooring. Built in wardrobe storage space. UPVC double glazed window. Radiator.

**Bedroom 3** 2.90m (9'6") x 2.40m (7'10")  
Laminate flooring. Built in wardrobe storage space. UPVC double glazed window. Radiator.



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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