

**3 Stonefield, Breasclete, Isle of Lewis, HS2 9EA
Offers over £125,000**



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Kitchen & Dining Room





Lounge



Bedroom 1





Bedroom 2



Shower Room





Office



Utility

Description

Ken MacDonald & Co are excited to present to the market this four bedroom terraced dwellinghouse, situated within a popular residential housing scheme in the village of Breaslete. The property offers well-proportioned living accommodation across two floors, with generously sized rooms throughout. While the property would benefit from a degree of modernization, this presents an excellent opportunity for prospective buyers to decorate the home to their own tastes.

The ground floor provides the convenience of accessible living, featuring two comfortable bedrooms and a shower room. To the rear of the property, a bright open-plan kitchen and dining area is ideal for both everyday life and entertaining guests. A utility space can also be found on the ground floor, providing a useful room for practical needs. A separate office space further the versatility of the home. The property benefits from UPVC double glazing and is heated via electric storage heaters and convector radiators that are distributed throughout.

A velux window positioned above the staircase allows for natural light to fill the stairway leading to the upper floor. Upstairs, there are two further generously sized bedroom, both benefitting from excellent built-in storage, along with a family bathroom.

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Bedroom 3



Bedroom 4





Bathroom

Externally the property enjoys a patio area with raised beds to the front, providing an easily maintainable outdoor space. To the rear of the property, there is a chipped garden area and off road parking is available to the side.

Situated approximately 17 miles from Stornoway Town Centre, the property enjoys a peaceful village setting with nearby amenities including a community centre and primary school whilst the neighboring village of Callanish provides the world famous standing stones and visitor centre with café.

Directions

Travelling out of Stornoway town centre passing the Co-op superstore take the first turning to the left at the roundabout. Follow the main road for approximately 7 miles until you reach Leurbost and take the first turning to your right after Cameron Terrace and follow the road passing through Achmor, Lochganvich, Garynahine and Callanish until you reach Breaslete. Travel through the village passing the school and take the first turning to your left into Stonefield. Number 3 is the third property on the left hand side.



Front Aspect & Parking Area





Rear Aspect



Common Area

Plan description

Ground Floor

Porch 1.12m (3'8") x 0.99m (3'3")

Fitted carpet. Fifteen paned door to hallway. Glazed door to exterior.

Hallway 3.01m (9'11") x 1.42m (4'8")

Fitted carpet. Door to Lounge, Dining Room, Shower Room, Bedroom 1 and Bedroom 2. Storage heater.

Lounge 3.91m (12'10") x 3.81m (12'6")

Fitted carpet. Large UPVC double glazed window. Fireplace with tiled hearth and surround. Gas fire. Storage heater.

Shower Room 2.35m (7'8") x 1.79m (5'11")

Vinyl flooring. Textured window double glazed window, WC, WHB and shower cubicle housing electric shower. Convector heater.

Bedroom 1 3.92m (12'10") x 2.62m (8'7")

Fitted carpet. UPVC double glazed window. Built in storage cupboard. Convector heater.

Bedroom 2 3.09m (10'2") x 3.08m (10'1")

Fitted carpet. UPVC double glazed window. Built in fitted furniture. Convector heater.

Dining Room 3.59m (11'9") x 2.97m (9'9")

Laminate flooring. Archway to kitchen. Stairs to first floor. Storage + Convector heater.

Kitchen 4.39m (14'5") x 3.92m (12'10")

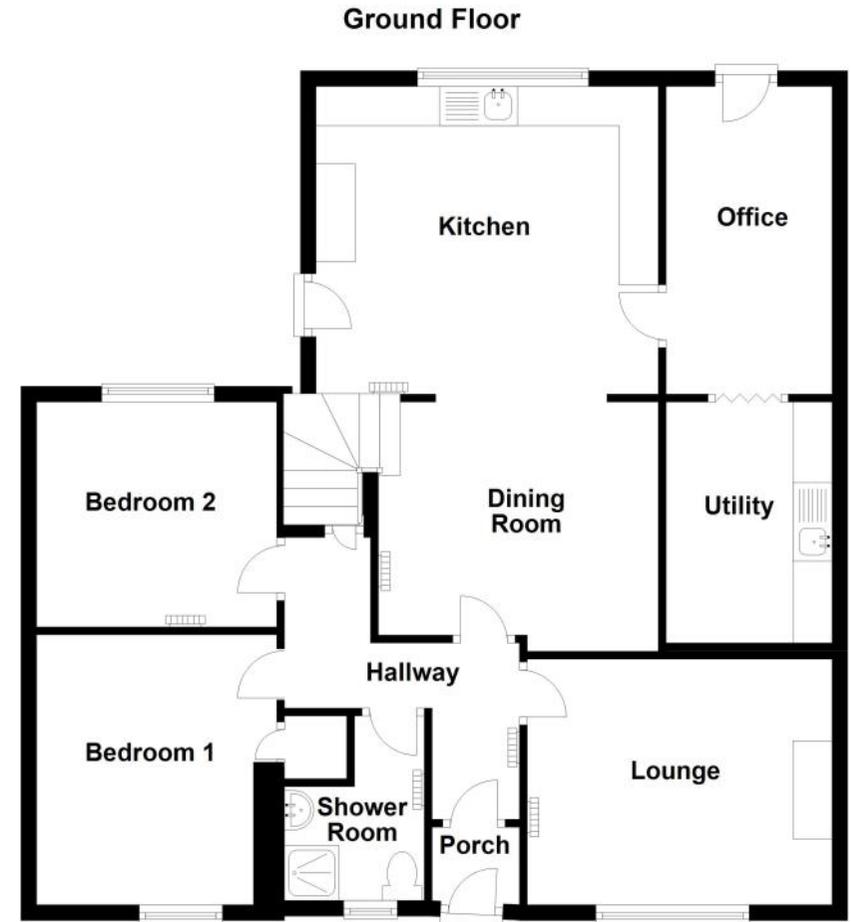
Tiled effect flooring. UPVC double glazed window. Fitted floor and wall units including units for white goods. One bowl stainless steel sink. Fireplace with wooden surround suitable for electric fire. Storage heater. Glazed door to exterior. Fifteen paned door to office.

Office 3.92m (12'10") x 2.13m (7')

Laminate flooring. Glazed door to exterior. Door to utility room. Storage + Convector heater.

Utility 3.07m (10'1") x 2.03m (6'8")

Tiled flooring. Fitted floor units. white goods. One bowl stainless steel sink.



Plan description

First Floor

Landing 2.09m (6'10") x 0.99m (3'3")

Vinyl flooring. Doors to Bedroom 3, Bedroom 4 and Bathroom.

Bedroom 3 4.89m (16'1") x 3.89m (12'9")

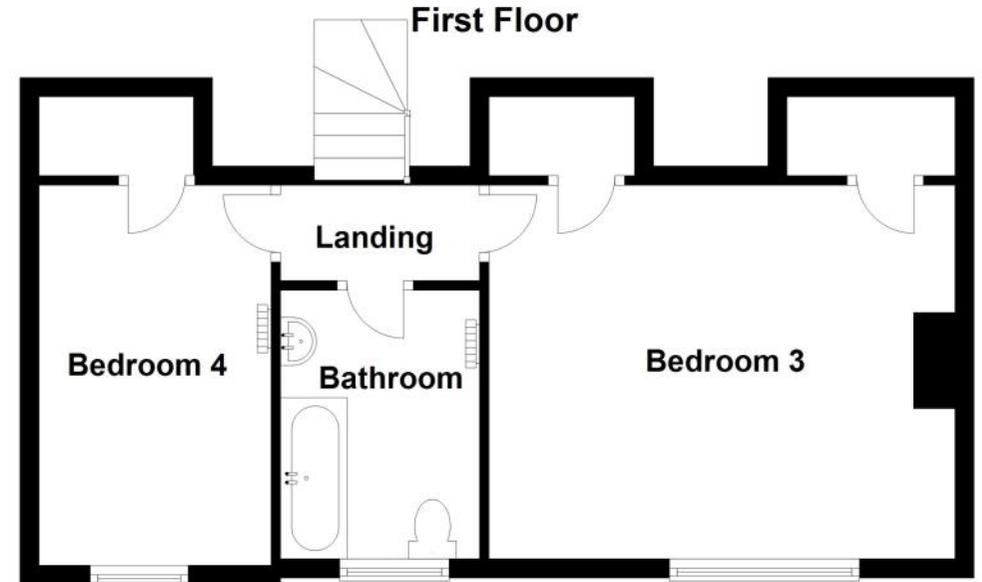
Fitted carpet. UPVC double glazed window. Two built in storage cupboards one with access to loft space. Convector heater.

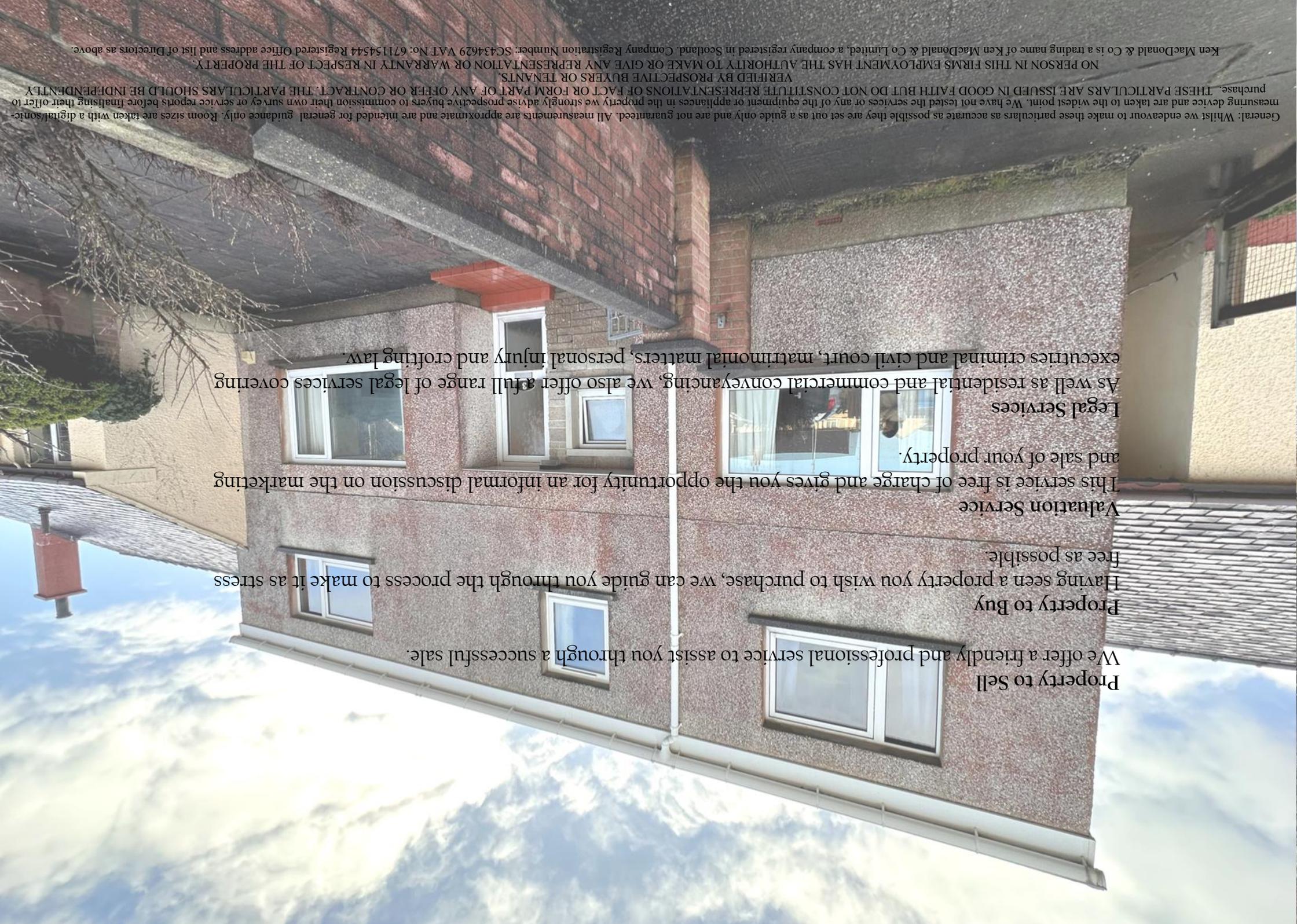
Bathroom 2.80m (9'2") x 2.09m (6'10")

Vinyl flooring. Textured double glazed window. Three piece bathroom suite comprising of WC, WHB and Bath with electric shower. Convector heater.

Bedroom 4 3.96m (13') x 2.44m (8')

Fitted carpet. UPVC double glazed window. Cupboard with access to loft space. Convector heater.





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