

2b Fivepenny, Ness, Isle of Lewis, HS2 0XG

Offers Over £130,000



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## Kitchen

### *Description*

Ken MacDonald & Co are delighted to present to the market this quaint cottage nestled in the quiet village of Ness. Despite its deceptively small appearance, the property offers generously sized rooms. This includes a spacious lounge area featuring a multi-fuel stove and an expansive downstairs bedroom. The bathroom, also situated downstairs, adds an accessibility appeal to the property. The kitchen can be found to the rear of the property with a sleek and minimalistic design. On one side, storage, countertops and white goods stretch the length of the kitchen which provides ample worktop space that incorporates the white goods. Upstairs, two further bedrooms can be found, both of which are light and airy spaces that indulge in the natural lighting that streams through the Velux windows. The property benefits from UPVC double glazed windows and is heated by a mixture of electric panel heating and electric storage heaters.

Outside, there is an expansive, easily maintained garden area stretching out from the rear of the property. Also featured, is a garage at the rear that can accommodate a single car and offers ample space for storage of outdoor equipment. A gravel driveway connects the property to the road, with a gravelled area outside the property providing convenient parking for the prospective buyers.

Approximately 30 miles from Stornoway town centre, the property is set within a traditional and quiet crofting township and is an ideal location for family lifestyle. Amenities such as schools, playgrounds, healthcare, the local shop are all within a short distance away. This area also boasts stunning sandy beaches and spectacular scenery from the nearby Butt of Lewis and rugged Ness Pier.



Lounge



Bedroom 1





**Bedroom 2**



**Bedroom 3**



**Bathroom**



**Garage**



**Garden**



**Driveway**

### Directions

Travelling out of Stornoway town centre passing the Western Isles Hospital follow the main road heading north for approximately 26 miles until you reach the district of Ness. Continuing along the main road passing through the villages of, Dell, Cross, Swainbost, Habost and Lionel until you enter the Port of Ness. Take the first turning to your left signposted for Knockaird & Fivepenny. Follow this road for approximately one mile until you reach the signpost for Fivepenny. Number 2b is the second turning to your left hand side, set back from the road.

### Plan description

## Ground Floor

**Kitchen** 4.59m (15'1") x 2.10m (6'11")  
Laminate flooring. Fitted wall and floor units. One bowl stainless steel sink. Space for white goods. UPVC double glazed window. Half glazed UPVC door to exterior. Electric plinth heater.

**Lounge** 4.52m (14'10") x 3.85m (12'8")  
Laminate flooring. Two UPVC double glazed windows. Built in fireplace with wooden mantel housing a multi-fuel stove. Electric panel heater.

**Hallway** 3.26m (10'8") x 2.32m (7'7")

**Bathroom** 3.25m (10'8") x 1.82m (6')  
Laminate flooring. WC. WHB. Bath unit housing an electric shower. UPVC double glazed window. Heated towel rail. Wall mounted fan heater.

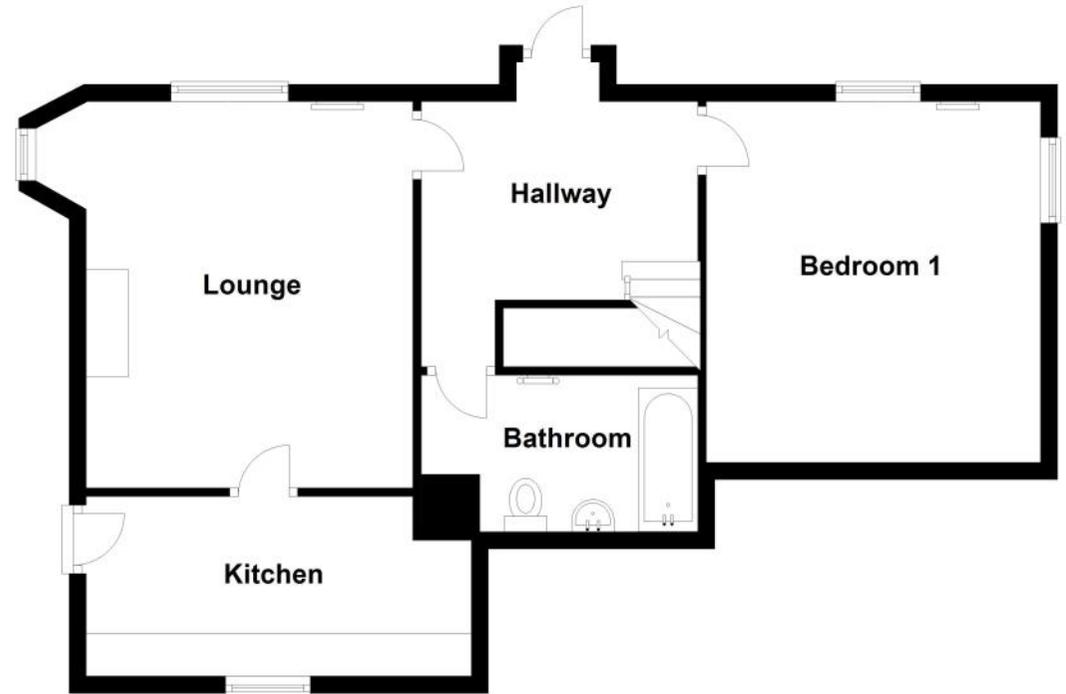
**Bedroom 1** 4.22m (13'10") x 3.94m (12'11")  
Laminate flooring. Tiled fireplace. Two UPVC double glazed window. Built in wardrobe storage space. Electric panel heater.

## First Floor

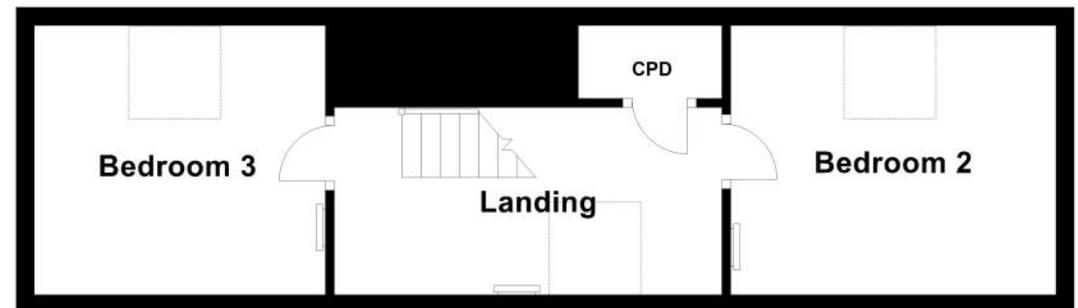
**Landing** 4.21m (13'10") x 2.02m (6'8")

**Bedroom 2** 3.53m (11'7") x 2.90m (9'6")  
Laminate flooring. Velux window. Electric panel heater.

**Bedroom 3** 3.16m (10'4") x 2.87m (9'5")  
Laminate flooring. Velux window. Electric panel heater.



Ground Floor



First Floor

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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