

Djore Ling, 9 Lower Bayble, Point, Isle of Lewis, HS2 0QA  
Offers over £175,000



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**Kitchen**



Ken MacDonald & Co are excited to present this attractive two bedroom detached property situated in the village of Lower Bayble. The property is presented in pristine walk-in condition throughout and offers prospective purchasers a blank canvas to personalize to their own personal taste.

The accommodation features a well-proportioned layout with generously sized rooms that create a comfortable living environment. Downstairs, the property comprises of a welcoming kitchen area and a bright and spacious lounge. Furthermore, there is a useful utility space providing additional storage.

The upper floor features two well-appointed bedrooms, both of which benefit from built-in storage cupboards providing practical storage spaces. The bathroom for the property is located between the two bedroom for added convenience.

Externally, the property is enclosed within easily maintainable garden grounds. To the front there is a graveled area whilst to the side a private driveway offers essential off-road parking.

Located in a quiet village, the property is situated within easy reach of local amenities with the local shop just a short 5-minute driveaway. The property is on a regular bus route providing easy accessibility to all civic amenities and supermarkets of Stornoway Town Centre which is approximately 7 miles away.

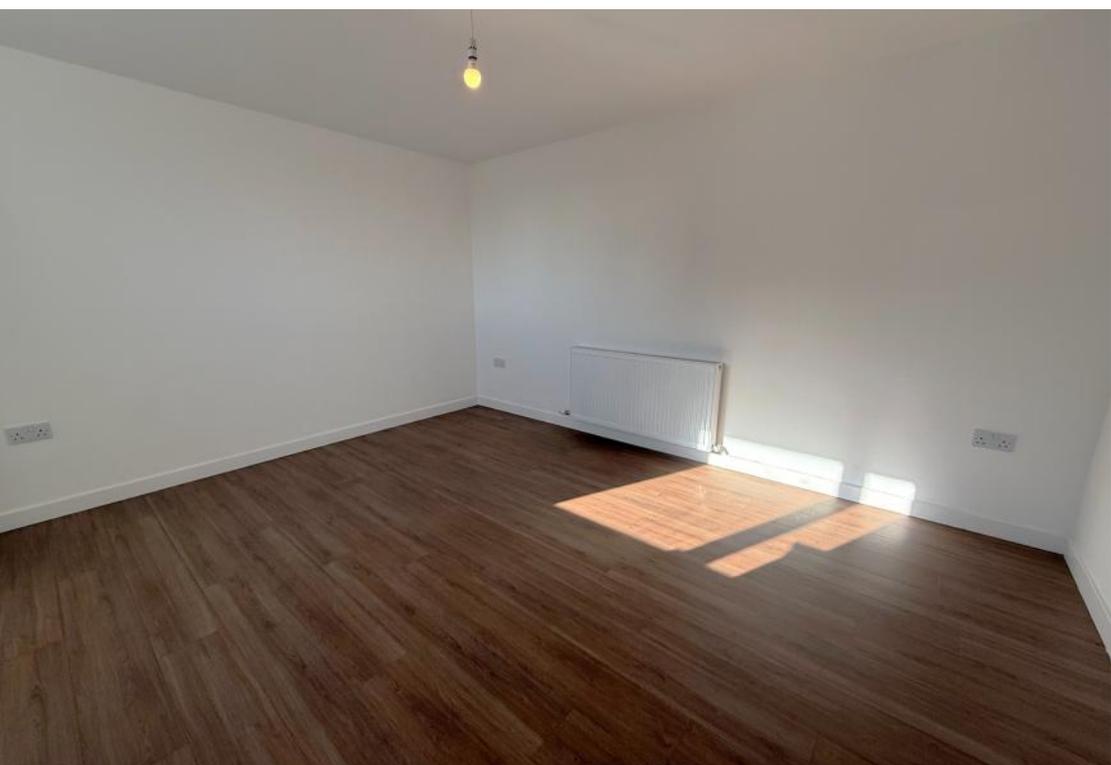
***EPC BAND C***



Lounge



Bedroom 1





Bedroom 2



Bathroom





Utility



External Aspects



*Plan description*

## Ground Floor

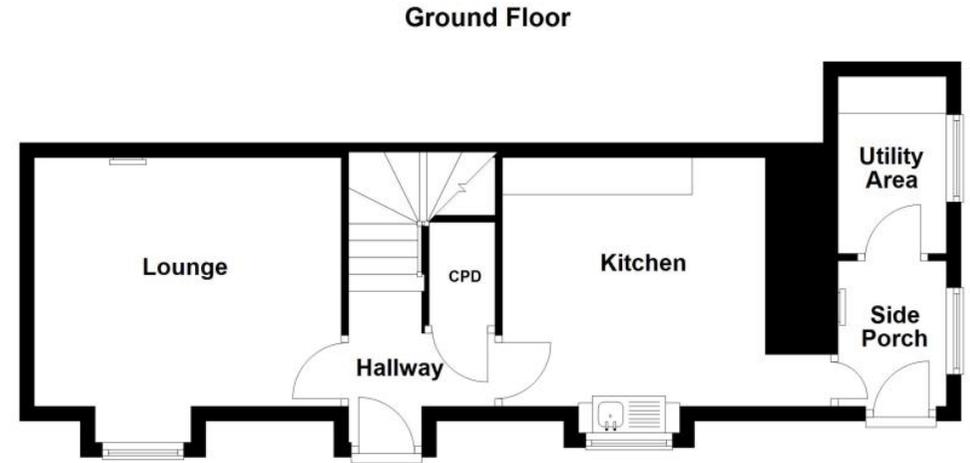
**Lounge** 4.19m (13'9") x 3.86m (12'8")  
Laminate flooring, double glazed window, radiator,

**Hallway** 3.86m (12'8") x 1.00m (3'3")  
Laminate flooring, doors to lounge and kitchen, glazed door to exterior.

**Kitchen** 3.59m (11'9") x 3.37m (11'1")  
Laminate flooring, double glazed window, fitted with a matching range of base and eye level units with worktop space, sink unit.

**Side Porch** 1.97m (6'6") x 1.48m (4'10")  
Laminate flooring, double glazed window, radiator.

**Utility** 2.40m (7'10") x 1.48m (4'10")  
Laminate flooring, double glazed window, radiator, worktop space.



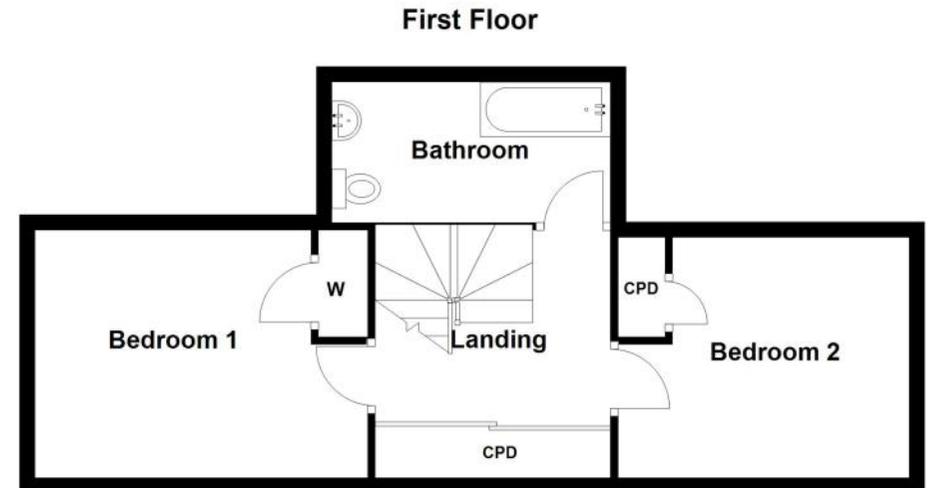
## First Floor

**Bathroom** 3.60m (11'10") x 1.80m (5'11")  
Tiled flooring, double glazed window, Three piece bathroom suite comprising of WC, WHB and bath with electric shower.

**Landing** 3.04m (10') x 2.46m (8'1")

**Bedroom 1** 4.29m (14'1") max x 3.17m (10'5")  
Laminate flooring, double glazed window, built-in storage cupboard, radiator, combed ceiling

**Bedroom 2** 3.76m (12'4") max x 3.08m (10'1")  
Laminate flooring, double glazed window, built-in storage cupboard, radiator, combed ceiling



## Directions

Travelling out of Stornoway town centre passing the council office along Sandwick Road onto Olivers Brae and through Sandwick and across the Braighe into the district of Point. Travel through the village of Aignish and into Garrabost. Take the second turning to your right hand side into Upper Bayble, passing the school and follow the road until the junction. Turn right here and the property is the fourth house on the right-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.**

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