

**1 ANDERSON COURT, STORNOWAY,
ISLE OF LEWIS, HS1 2PG
OFFERS OVER £105,000**

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**DEREK MACKENZIE
SOLICITORS**



**FOR
SALE**

In the private residential area of Anderson Court we are pleased to present to the market this cosy, well maintained, ground floor one bedroom flat

DEREK MACKENZIE SOLICITORS

& ESTATE AGENT

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In the private residential area of Anderson Court we are pleased to present to the market this cosy, well maintained one bedroom ground floor flat. The property offers a comfortable living space ideal for a first time buyer or equally as a buy to let opportunity.

Accommodation comprises entrance hallway, box room/study, open plan lounge & Kitchen space, double bedroom and shower room. The property benefits from Gas central heating and uPVC throughout, has private off street parking and is currently used as a successful holiday let.

The property is in close proximity to The Nicolson Institute and Stornoway Primary School and is a short walk from the town centre, with all amenities and services including shops and supermarkets, sports centre, art centre and all transport links



Open Plan Lounge & Kitchen



Entrance



Shower Room



Bedroom



Study



Additional Information

EPC: Band D

Council Tax Band:

Internal area: 45m²

Home report available

Viewings strictly by appointment only

Measurements

Entrance - 1.84m x 2.58m

Entrance porch with uPVC door, laminate flooring

Study - 1.64m x 2.19m

Box room with built in storage cupboard and laminate flooring

Open plan Lounge & Kitchen - 7.07m x 3.32m

Bright open plan space comprising lounge and kitchen with fitted floor and wall units, worktop surface, stainless steel sink with mixer tap, tile splash back, stainless steel extractor fan and laminate flooring

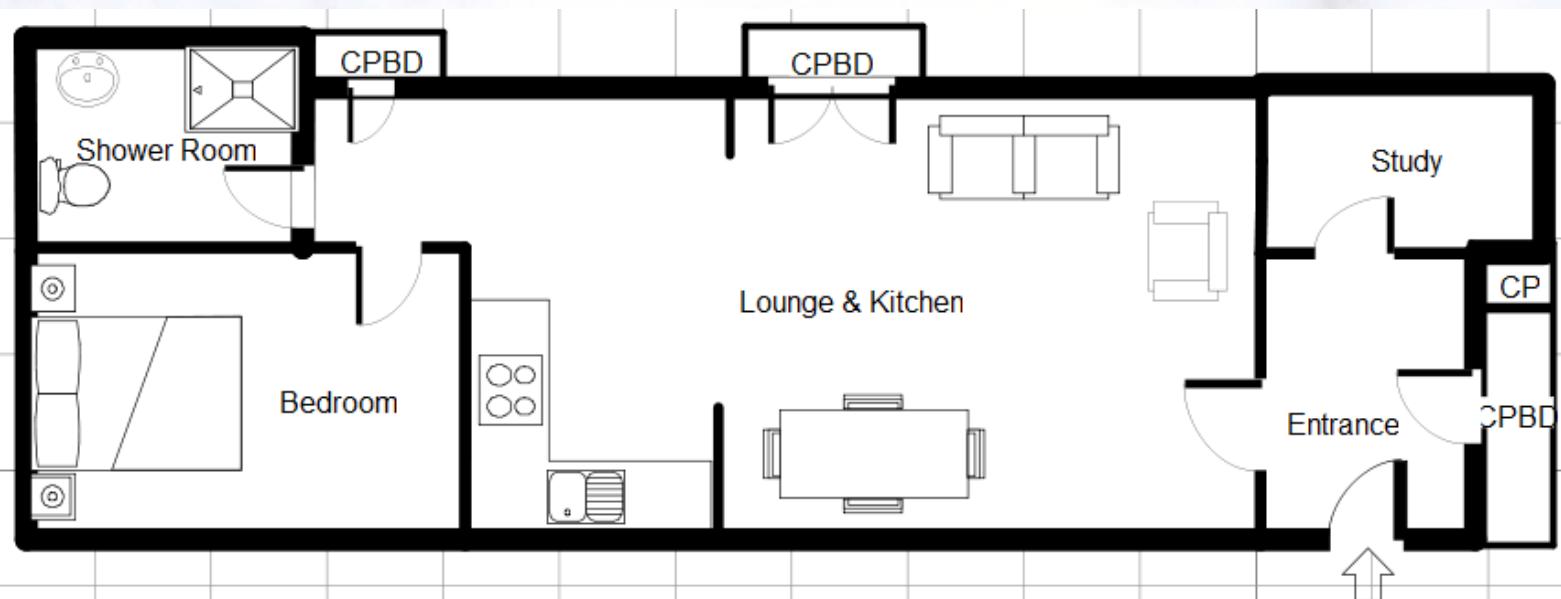
Shower Room - 1.68m x 2.38m

Spacious shower room comprising W/C, sink and mains shower, vinyl flooring

Bedroom - 2.37m x 3.75m

Double bedroom with laminate flooring

Floor Plan



The foregoing particulars of sale are to be used as a guide only. No details are guaranteed and all measurements are approximate and are intended for general guidance only. We have not tested any services, equipment or appliances in the property and we advise prospective purchasers 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

Director: Derek Mackenzie