

45 GOATHILL ROAD, STORNOWAY,
ISLE OF LEWIS, HS1 2NX
OFFERS OVER £150,000

D|M

DEREK MACKENZIE
SOLICITORS



FOR
SALE

Introducing to the market in the sought-after location of Goathill Road is this charming and spacious semi-detached family home

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Introducing to the market in the sought-after location of Goathill Road is this charming and spacious semi-detached family home offering an excellent opportunity for someone to put their own stamp on it.

Accommodation is bright and spacious throughout and comprises ground floor entrance vestibule, lounge, dining room/bedroom, shower room and kitchen. First floor comprises two double bedrooms and main bathroom. The property benefits from Gas Central Heating and uPVC throughout.

Externally to the rear of the property there is a chipped garden area and lawn with an array of shrubs and plants, a wooden shed and drying area. To the front and side of the property there is a concrete driveway with space for two cars.

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



Lounge



Shower Room



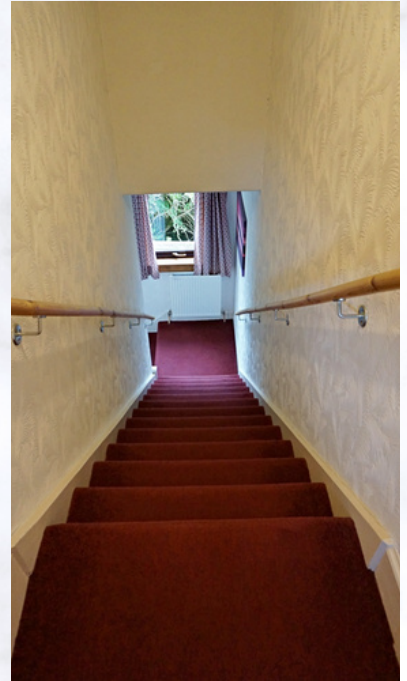
Kitchen



Dining Room



Entrance & Stairs



Bedroom 1



Bedroom 2



Bathroom



External - Front



External - Rear



Measurements

Lounge - 4.50m x 4.02m

Bright, spacious lounge with front and side aspect windows, electric fire, wall lights and fitted carpet flooring

Dining Room - 3.72m x 3.51m

Spacious dining area which could potentially be a third bedroom with side aspect window, fitted carpet flooring

Shower Room - 1.55m x 2.26m

Three piece white suite comprising W/C, sink and electric mains shower with white respatex surround, tile floor

Kitchen - 2.71m x 4.02m

Bright kitchen with large rear aspect window allowing natural light, fitted wooden floor and wall units with black worktop surfaces, raised oven, four ring ceramic hob, extractor fan, stainless steel sink with mixer tap, integrated fridge and freezer, plumbed washing machine and tumble dryer and laminate flooring

Front entrance & Stairs - 2.40m x 5.31m x 1.24m

uPVC front door with frosted glass leading to entrance vestibule and stairs with fitted carpet flooring

Bathroom - 2.74m x 1.37m

Bright bathroom with three piece white suite comprising W/C, bath and sink with mixer tap, tile surround and vinyl flooring

Bedroom 1 - 3.04m x 2.94m

Double bedroom with front aspect window, fitted wardrobes and carpet flooring

Bedroom 2 - 3.88m x 2.45m

Double bedroom with side aspect window, fitted carpet flooring

Additional Information

EPC: Band D

Council Tax Band: C

Internal area: 77m²

Home report available

Viewings strictly by appointment only

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

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