

22D Scotland Street

Stornoway, Isle of Lewis

Offers Over
£80,000

THE
MACIVER TEALE
LAW PRACTICE

- Ground floor, town centre flat
- Situated in a residential location within Stornoway's Conservation Area
- Newly fitted kitchen with appliances
- Sitting room, shower room and bedroom
- Double glazing



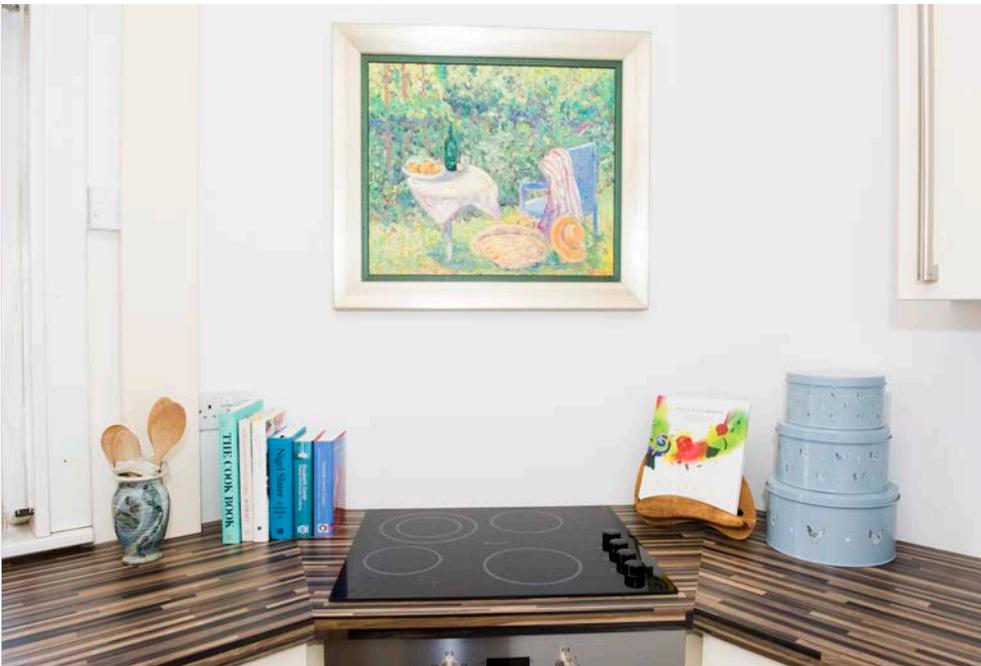




22D Scotland Street, Stornoway

Ground Floor Flat comprising: Kitchen, Sitting Room, Bedroom, Hallway and Shower Room.

- Newly fitted kitchen with washer-dryer, built-in fridge-freezer, oven and hob.
- Heating by Dimplex storage heaters in hall, sitting room and kitchen; electric panel heater in bedroom; heated towel rail in shower room; electric fire in sitting room.
- Double Glazing
- Quiet, central town location





Description

This is an attractive, bright, one bedroom, ground floor flat in the centre of Stornoway. The owner has provided the purchaser with an absolutely new, fully furnished kitchen including a tall fridge-freezer, electric hob, oven and washer-dryer.

The flat is in good decorative order throughout but with a light touch from a stylish interior decorator, possibly using a neutral coloured carpet and freshly painted or papered walls in a neutral colour, this property has the potential to become a little gem.

Situated in a residential location within Stornoway's Conservation Area, within easy reach of the town's amenities, and with its compactness allowing for easy maintenance, this property makes an ideal purchase for a first time buyer, a professional looking for a pied à terre in Stornoway or for the investor looking for a property to let.



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Ground floor flat in a block of four flats in central Stornoway. Entry from street into communal hall.

Room Measurements

Ground Floor:

- Hall (3.0 x 2.5m) Fitted carpet; storage cupboard with louvred doors.
- Sitting Room (4.5 x 3.8m) Fitted carpet; Electric fire; two louvred cupboards (one houses the hot water tank and has slatted shelves suitable as an airing cupboard); window overlooking Scotland Street.
- Kitchen (3.9 x 2.5m at its widest narrowing to 1.8m) Vinyl flooring; freshly installed unites comprising wall mounted and based units; worktops in laminated wood effect melamine; breakfast bar; four-ring, glass-top electric hob with electric oven under; tall fridge-freezer in housing unit; washer-dryer; window over sink with outlook to open garden area.
- Shower Room (2.5 x 2.5m) Fitted carpet; electric shower with enclosure; WC and wash hand basin; fitted corner vanity unit with cupboard under.

Bedroom (2.8x 2.5m) Fitted carpet; wardrobe with sliding doors covering entire wall; window overlooking Scotland Street.

Outdoors:

Garden shed

Services

Mains water. Mains electricity. Mains drainage.

Heating by Dimplex storage heaters in hall, sitting room and kitchen; electric panel heater in bedroom; heated towel rail in Shower Room; electric fire in Sitting Room.

EPC Rating

Band F.

Fixtures and Fittings

Any fitted carpets and floor coverings, blinds, curtain poles and light fittings, washer-dryer, built-in fridge-freezer, oven and hob are included in the sale. No other items are included unless specifically mentioned in these particulars.

Important Notes

1. These particulars provide a fair and overall description of the property. If additional information is required, please ask prior to viewing.
2. Prospective purchasers are advised to seek their own independent professional advice.
3. Areas, measurements and distances are provided as a guide. Photographs depict only certain parts of the property and were taken in 2017. Nothing within the particulars is a statement of the structural condition of the property or the working order of services and appliances.
4. These particulars are not binding on our clients unless incorporated within a written document which is signed by or on behalf of our clients and which written document satisfies the requirements of section 3 of the Requirements of Writing (Scotland) Act 1995.
5. Closing Dates: Prospective purchasers who note interest in writing through solicitors to The MacIver Teale Law Practice, 87 Cromwell Street, Stornoway, Isle of Lewis, HS1 2DG, will be advised of a closing date unless the property is already sold. The seller is not obliged to accept the highest offer or indeed any offer at a closing date. The seller has the right to withdraw the property from the market at any time. The seller will not be liable for any costs incurred by interested parties.
6. Offers: Formal offers to purchase should be submitted in writing in accordance with Scots Law to: The MacIver Teale Law Practice, 87 Cromwell Street, Stornoway, Isle of Lewis, HS1 2DG.
7. The subjects are sold together with all subsisting real burdens and servitudes contained in the Title Deeds and in respect of any and all of those, prospective purchasers will be deemed to have satisfied themselves thereanent.

