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**29 Lionel
Ness
Isle of Lewis
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**Home Report Available
Price: Offers around £150,000**

We are pleased to offer for sale this five bedroom family home in the village of Lionel in Ness. Ness is located on the northerly coast of the Isle of Lewis. There are local amenities nearby including a primary school, sports centre with swimming pool and bowling alley, restaurant, healthcare and local shops. There is a fantastic play park and beautiful sandy beaches nearby.

Comprising of spacious living accommodation, five bedrooms one with en suite facilities and a family bathroom. The property has uPVC double glazing throughout and oil fired central heating. There is an open fire in the lounge and a cast iron multi fuel stove in the kitchen/dining area. Benefitting from off road parking and a garage. Surrounded by well maintained, landscaped gardens to the front and rear with an array of mature shrubs and plants. There is also an extensive, cultivated allotment area with poly tunnels and high windbreaker fencing.

The main town of Stornoway is 26 miles away with all amenities and services including shops and supermarkets, education, healthcare, sports centre, art centre and transport links. Viewing is by appointment only.



Lounge



Dining room/Bedroom2



Bedroom 1



Bedroom 4



Bedroom 5



En suite bedroom 1



Family bathroom

Front porch 1.73 x 0.79m

Half glazed uPVC door leading into front porch. Vinyl flooring. Half glazed wooden door leading into hallway.

Hallway

Hallway giving access to ground floor accommodation. Radiator and laminate flooring. Telephone socket. Spacious under stair storage cupboard. Closed tread staircase giving access to upstairs accommodation.

Lounge 5.07 x 3.27m

Front aspect uPVC window with views over the village and the sea beyond. Feature fire place with open fire. T.V socket and telephone socket. Radiator and laminate flooring.

Kitchen/dining room 3.67x4.30

Bright and spacious kitchen with rear aspect uPVC window overlooking the back garden and patio area. Fitted floor and wall units. Stainless steel sink with mixer tap. Free standing stainless steel gas range cooker with chimney extractor fan. Cast iron multi fuel stove. Space for fridge freezer. Spot lighting and wooden floor boards.

Rear porch/utility area 2.66 x 1.53m

Utility and storage area. Plumbed for washing machine with space for additional appliance if required. Vinyl flooring. Half glazed uPVC door leading out to the allotment area and landscaped back garden with patio area ideal for outside entertaining.

Bedroom 1 3.29 x 3.16m

Spacious bedroom with side aspect uPVC window overlooking the village. Radiator and laminate flooring. Wash hand basin situated in the bedroom adjacent to the En suite entrance.

En suite 1.57 x 0.97m

Compact en suite with white W.C and shower cubicle with heatrae electric shower. Respatex wall lining. Spot lighting and extractor fan. Vinyl flooring.

Dining room/Bedroom2 3.27 x 3.69m

Bright and spacious bedroom currently used as a dining room. Front aspect uPVC window with views over the village and the sea beyond. Decorative light fitting. Radiator and wooden floorboards.

Family bathroom 1.90 x 1.57m

White bathroom suite with W.C, wash hand basin and bath. Heatrae electric shower over bath. Respatex wall lining. Radiator and carpet flooring.

Upstairs accommodation details:

Closed tread staircase with fitted carpet flooring leading to upstairs accommodation. Upstairs landing giving access to bedroom 3, bedroom 4 and bedroom 5. Velux window and laminate flooring.

Bedroom 3 3.81 x 2.95m

Side aspect uPVC window with views over the village and beyond to the lighthouse. Coombed ceilings. Radiator and laminate flooring. Currently used for storage.

Bedroom 4 4.22 x 2.14m

Access through decorative sliding doors. Coombed ceilings. Velux window and laminate flooring.

Bedroom 5 3.81 x 3.37m

Side aspect uPVC window with views over the village and garden. Coombed ceilings. Radiator and laminate flooring.



Landscaped back garden



Garage



Views over the village

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. 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.

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