

# **DEREK MACKENZIE**

## **Solicitor & Estate Agent**

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**77 Inaclete Road**  
**Stornoway**  
**Isle of Lewis**  
**HS1 2RN**

**Home Report Available**  
**Price: Offers over £53,000**

We are pleased to introduce to the market this one bedroom, ground floor flat in Stornoway, just a short walk away from all amenities and services including shops and supermarkets, education, healthcare, sports centre, art centre and transport links.

The property has electric storage heating and hardwood double glazing with accommodation comprising of one bedroom, lounge, kitchen and bathroom. There is a drying area to the rear of the property.

Viewing by appointment only.

**Accommodation details:**

Entrance hallway giving access to all rooms. Telephone point. Electric storage heater and fitted carpet flooring.



Lounge



Bedroom 1

Lounge 3.43 x 3.96m

Spacious and bright room with rear aspect window. T.V point. Electric storage heater and fitted carpet flooring.

Kitchen 2.71 x 1.96m

Compact kitchen with front aspect window. Fitted floor and wall units. Stainless steel sink with mixer tap. Plumbed for washing machine, with space for an electric cooker and refrigerator. Storage cupboard with Louvre door. Vinyl flooring.

Bedroom 4.04 x 2.83m

Spacious bedroom with front aspect window. Electric storage heater and fitted carpet flooring.

Bathroom 2.46 x 1.63m

White bathroom suite comprising of W.C, wash hand basin and bath. Electric fan heater and vinyl flooring. Rear aspect window.



Kitchen



Bathroom

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.**