

**53A MATHESON ROAD, STORNOWAY  
ISLE OF LEWIS, HS1 2LA  
OFFERS OVER £169,000**

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**DEREK MACKENZIE  
SOLICITORS**



**FOR  
SALE**

In the sought-after location of Matheson Road we are pleased to present to the market this charming, detached two bedroom home

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In the sought-after location of Matheson Road we are pleased to present to the market this charming, detached two bedroom home. The property offers great potential of becoming a family home and for someone to put their own stamp on it. Accommodation comprises entrance porch, kitchen, lounge with electric fire, study, shower room and two double bedrooms. The property benefits from Gas heating and uPVC throughout. Externally there is spacious garden ground surrounding the property, a wooden shed and on street parking.

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





## Entrance & Hallway





## Kitchen



## Lounge



## Study



## Bedroom 1

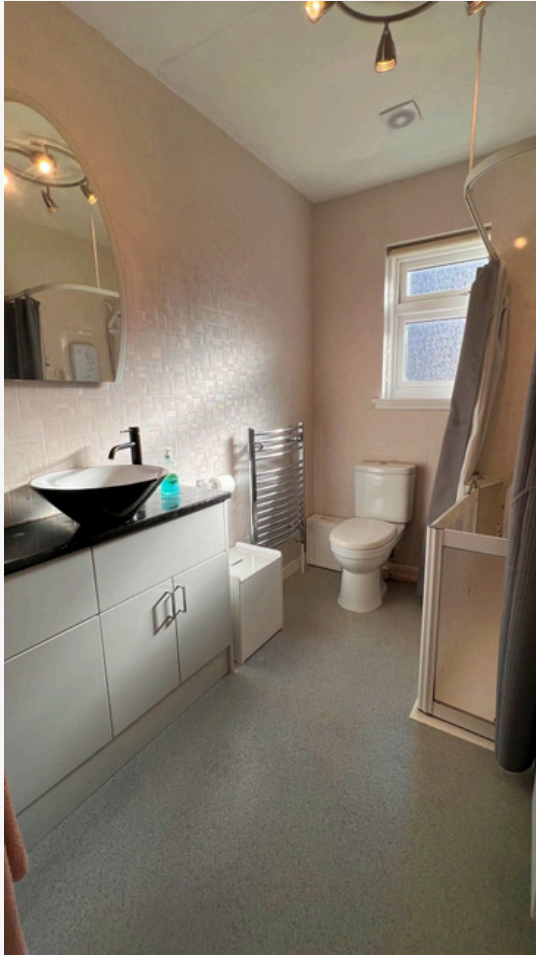


## Bedroom 2





## Shower Room



## External



## **Measurements**

### **Entrance - 2.36m x 1.77m**

uPVC entrance door, vinyl flooring

### **Study - 3.19m x 2.37m**

Spacious study/office space, fitted carpet flooring

### **Hallway - 5.51m x 1.36m**

Fitted carpet flooring

### **Kitchen - 2.88m x 5.52**

Bright kitchen with fitted floor and wall units, worktop surfaces, stainless steel sink with mixer tap, electric cooker with four ring ceramic hob, vinyl flooring

### **Bedroom 1 - 3.47m x 3.57m**

Spacious double bedroom with built in wardrobes, fitted carpet flooring

### **Shower Room - 2.61m x 1.82m**

Bright shower room with three piece suite comprising W/C, sink with mixer tap, electric mains shower and vinyl flooring

### **Lounge - 4.94m x 4.80m**

Spacious lounge with focal point electric fire, wall lights and fitted carpet flooring

### **Bedroom 2 - 3.65m x 2.87m**

Double bedroom with built in wardrobe, fitted carpet flooring.

## **Additional Information**

Home Report Available

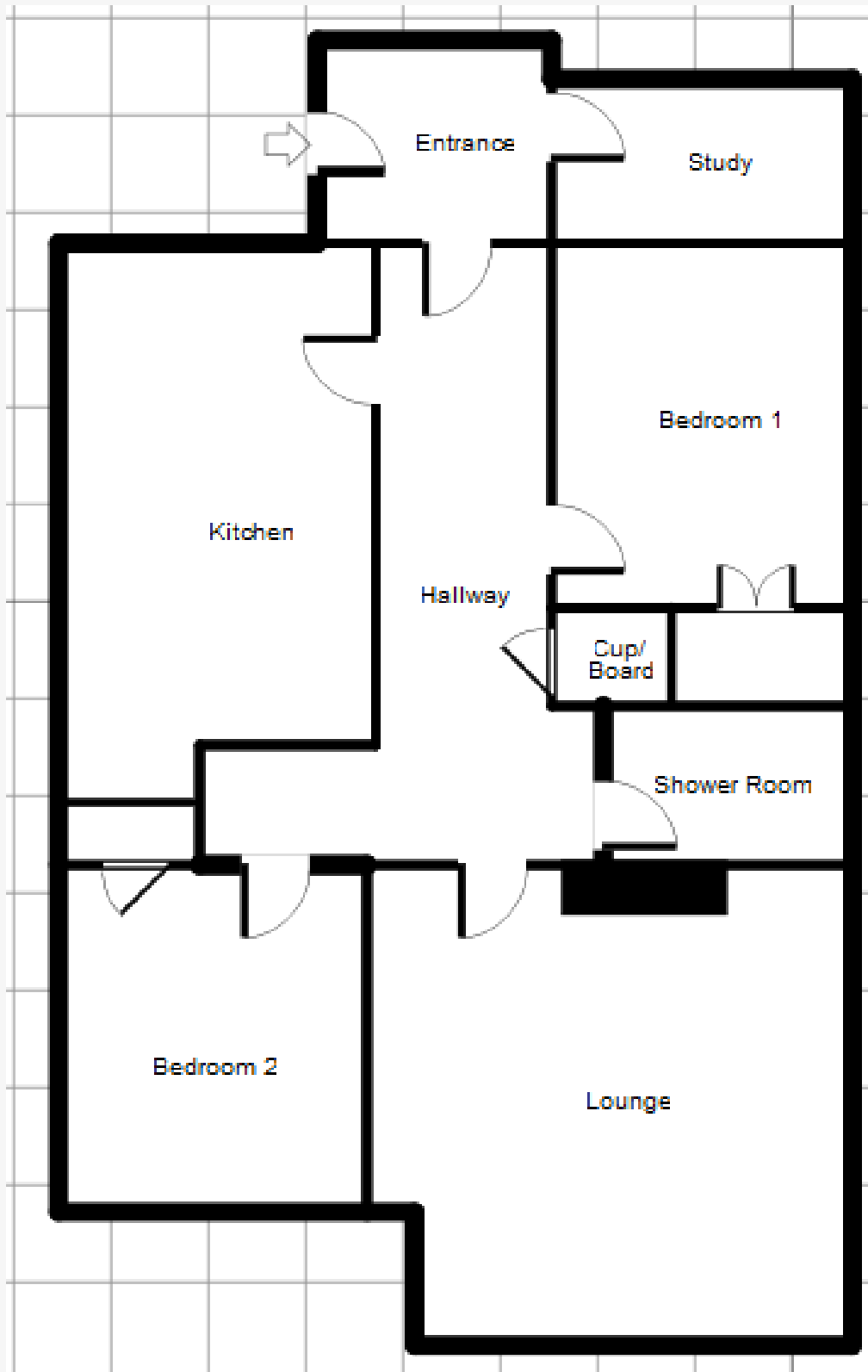
Viewing is strictly by appointment only

EPC Rating: Band D

Internal area: 90m<sup>2</sup>

Council Tax: Band D

# 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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