

**HOUSE  
FOR SALE**  
OFFERS OVER £110,000

**8 Cnoc Napier (Napier  
Hill), Stornoway, Isle  
of Lewis, HS1 2YS**

Conveniently located in a peaceful cul-de-sac on the outskirts of Stornoway Town Centre, we welcome to the market this cosy, three bedroom end-terrace property.

**Contact Us -**

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Although the property may benefit from some modernisation, it offers excellent potential for first time buyers to put their own stamp on their first home.

Accommodation comprises ground floor entrance porch, hallway, lounge, kitchen/diner and single bedroom. First floor comprises bathroom and two double bedrooms, both with built-in storage.

Heating in the property is by way of electric panels and windows are uPVC with timber velux rooflights to the first floor.

Externally to the rear of the property there is well maintained garden ground, drying area and timber shed. To the front is low-maintenance chipped garden space and off road parking.

The property is within walking distance of Western Isles Hospital, Primary School and Community Hall. Local amenities and services are also in close proximity.

Entrance - 0.81m x 2.43m    Hallway - 4.05m x 0.90m



Lounge - 3.48m x 4.22m



Bedroom 1 - 2.79m x 2.30m





*Kitchen/Diner - 4.66m x 2.97m*



*Stairs & Landing - 2.83m x 1.80m*





Bathroom - 2.94m x 1.48m



Bedroom 2 - 3.31m x 3.13m



Bedroom 3 - 2.92m x 3.09m





## External - Rear



## External - Front

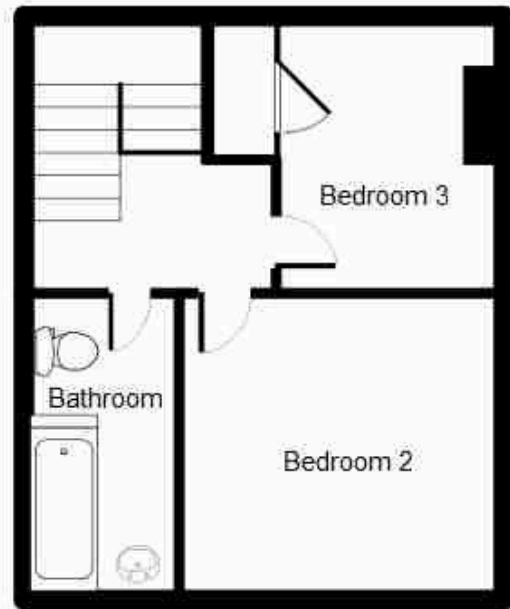




## Floor Plan



Ground Floor



First Floor

## Additional Information

Home Report available

Viewing strictly by appointment only

EPC Rating: Band F

Council Tax Band: B

Internal Area: 81m<sup>2</sup>

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

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