



# HOUSE FOR SALE

## 32 Aird, Tong, Isle of Lewis, HS2 0HT

Located in the sought-after village of Aird, Tong, we are delighted to welcome to the market this charming three bedroom family home.

### Contact Us -

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Accommodation is presented in walk-in condition comprising ground floor modern kitchen/diner, lounge, entrance porch, hallway and double bedroom. First floor comprises bathroom and two double bedrooms.

The property enjoys stunning panoramic views over Broadbay, perfectly framed by all front aspect windows of the property.

Heating in the property is by way of oil and windows are uPVC throughout.

Externally there is an attached loom shed, offering excellent potential for storage or even an at home business with further accommodation developed.

To the rear of the property is a driveway and ample parking space for multiple vehicles and substantial garden ground suitable for lovely landscaping or a polycrub. To the front of the property there is a wooden decking area, perfect for outdoor entertainment.

32 Aird, Tong is located in close proximity to white sandy beaches and scenic shore walks, and is a short commute to the local Primary School and Community Hall and a short drive to Stornoway town centre.

## Kitchen - 2.72m x 4.48m



## Lounge - 3.73m x 3.56m



Entrance Porch -  
1.37m x 1.36m



Hallway - 3.82m x 1.88m



Landing - 1.91m x 3.01m



## Bedroom 1 - 3.72m x 3.48



## Bathroom - 2.24m x 1.80m



## Bedroom 2 - 3.77m x 3.59m



## Bedroom 3 - 3.60m x 3.72m



## External



# Floor Plan



## Additional Information

Home Report available

Viewing strictly by appointment only

EPC Rating: Band D

Council Tax Band: B

Internal Area: 89sqm

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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