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Price: Offers Over £260,000

A wonderful new build property has become available to purchase in a very desirable residential area. With four bedrooms this home is ideal for families; the living room and kitchen is open plan providing plenty of space for family time and entertaining. The property is energy efficient as it benefits from Air Source under floor heating downstairs and Rionte Kyros heaters on the first floor, it also has upvc double glazing throughout. The Master bedroom with en-suite is bright and spacious, with an additional room which would be perfect as a study, a hobby room, or even a walk-in wardrobe. Located within the outskirts of Stornoway, all local amenities including transport, education, sports, healthcare shops and supermarkets are nearby.

Works to be completed: solar PV panels to roof at the front, large patio area to be built at the front and chips to the drive.

Viewing is by appointment only and is highly recommended

Accommodation

Kitchen/ Living Room



Utility



Bathroom



Bedroom 1



Bedroom 2



Stairway



Bedroom 3



Bedroom 4 with study area and en-suite





External



Accommodation Details

Kitchen/ Living Room 9.77m x 4.23m

Mordern Kitchen with front window, grey fitted wall and floor units with black work surfaces, stainless steel sink with mixer tap. Four ring ceramic hob with touch control, multi-function grill/oven and stainless steel extractor fan and splash back Spot lighting and tile flooring. Side Upvc door. Under stair storage cupboard

Spacious living area with upvc french entrance doors, TV/BT sockets, storage cupboard, laminate flooring

Utility – 1.99m x 2.92m

Grey fitted floor units, black work surfaces, stainless steel sink, rear window, tile flooring

Lounge – 5.08m x 4.18m

Bright and spacious lounge with front and side windows, spot lighting, TV/BT sockets and laminate flooring.

Bathroom – 1.80m x 1.98m

White suite comprising W.C., wash hand basin with mixer tap, bath with a tiled surround. Side obscured window, spot lighting, tile flooring.

Bedroom 1 – 2.23m x 3.17m

Bright bedroom with rear window, built in wardrobes with mirrored doors, spot lighting

Bedroom 2 – 2.30m x 2.93m

Bright bedroom with rear window, built in wardrobes with mirrored doors, spot lighting

Bedroom 3 – 2.6m x 3.58m

bedroom with rear window, rionte kyros heaters, spot lighting

Bedroom 4 – 4.87m x 3.49m

Spacious master bedroom with front velux windows, rionte kyros radiator, spot lighting, study area/office

Ensuite –White suite comprising W.C., wash hand basin with mixer tap, towel rail, mains shower with a tiled surround. Rear velix window window, tile flooring.

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.

Directors: Derek Mackenzie & Joanne Ferguson

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