

# 4C Benside, Isle of Lewis

NEW PRICE: Offers Over £250,000



Derek Mackenzie Solicitors and Estate Agents  
01851 702211  
[property@derekmackenzie.com](mailto:property@derekmackenzie.com)

## 4C Benside, Isle of Lewis, HS2 0ED

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.





## Accommodation Details

### **Kitchen/ Living Room 9.77m x 4.23m**

Modern 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



### **Shower room – 1.80m x 1.98m**

White suite comprising W.C., wash hand basin with mixer tap, shower in cubicle 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, riontekyros 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.

EPC Rating: C