



DEREK MACKENZIE
SOLICITOR & ESTATE AGENTS

Derek Mackenzie Solicitors & Estate Agent

20-21 North Beach Street, Stornoway
Isle of Lewis, HS1 2XQ



HOUSE FOR SALE

OFFERS OVER £320,000



46D Newmarket, Isle of Lewis, HS2 0DU

An exceptional opportunity has arisen to purchase this superior new build four bedroom Bungalow with integrated garage, located in a convenient and desirable area of Newmarket.

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The remarkable family home has been built to a pristine finish. Accommodation comprises entrance porch, hallway, family bathroom, lounge, open plan family/dining/kitchen in Dove Grey with integrated appliances. Patio doors in family area leading to wooden decking. Utility room, WC, four double bedrooms all with built in wardrobes and one with en-suite shower room and integrated garage with remote opening sectional Hormann Door.

Heating in the property is by way of an under floor thermostatic controlled heating system via Mitsubishi Ecodan Heat Pump - together with thermal performance and insulation provides reduced costs and greater energy efficiency. Flooring throughout the property is waterproof Quick Step Impressive in Classic Oak, perfectly compatible with the under floor heating system. Doors and windows are of double glazed upvc thermally efficient, stylish white inside, anthracite grey external design with privacy tinted front aspect windows.

The property boasts ample built in storage throughout and enjoys panoramic views overlooking Broadbay which is framed perfectly by all rear aspect windows.

Externally surrounding the property is well maintained garden ground and a low maintenance chipped driveway suitable for multiple vehicles.

Viewing is by appointment only and highly recommended to appreciate the magnificent property.

Internal Area 183.5m² EPC Rating Band B

Kitchen/Dining/Family Area - 9.00m x 4.00m



Utility - 4.50m x 2.40m



WC - 1.80m x 1.00m



Hallway - 9.50m x 1.50m



Lounge - 4.40m x 4.10m



Master Bedroom - 4.10m x 3.50m



En-Suite - 2.70m x 1.40m



Wardrobe



Bedroom 2 - 3.20m x 3.00m



Bedroom 3 - 3.20m x 2.90m



Bathroom - 4.10m x 1.90m



Bedroom 4 - 3.20m x 2.90m



External - Front



External - Rear

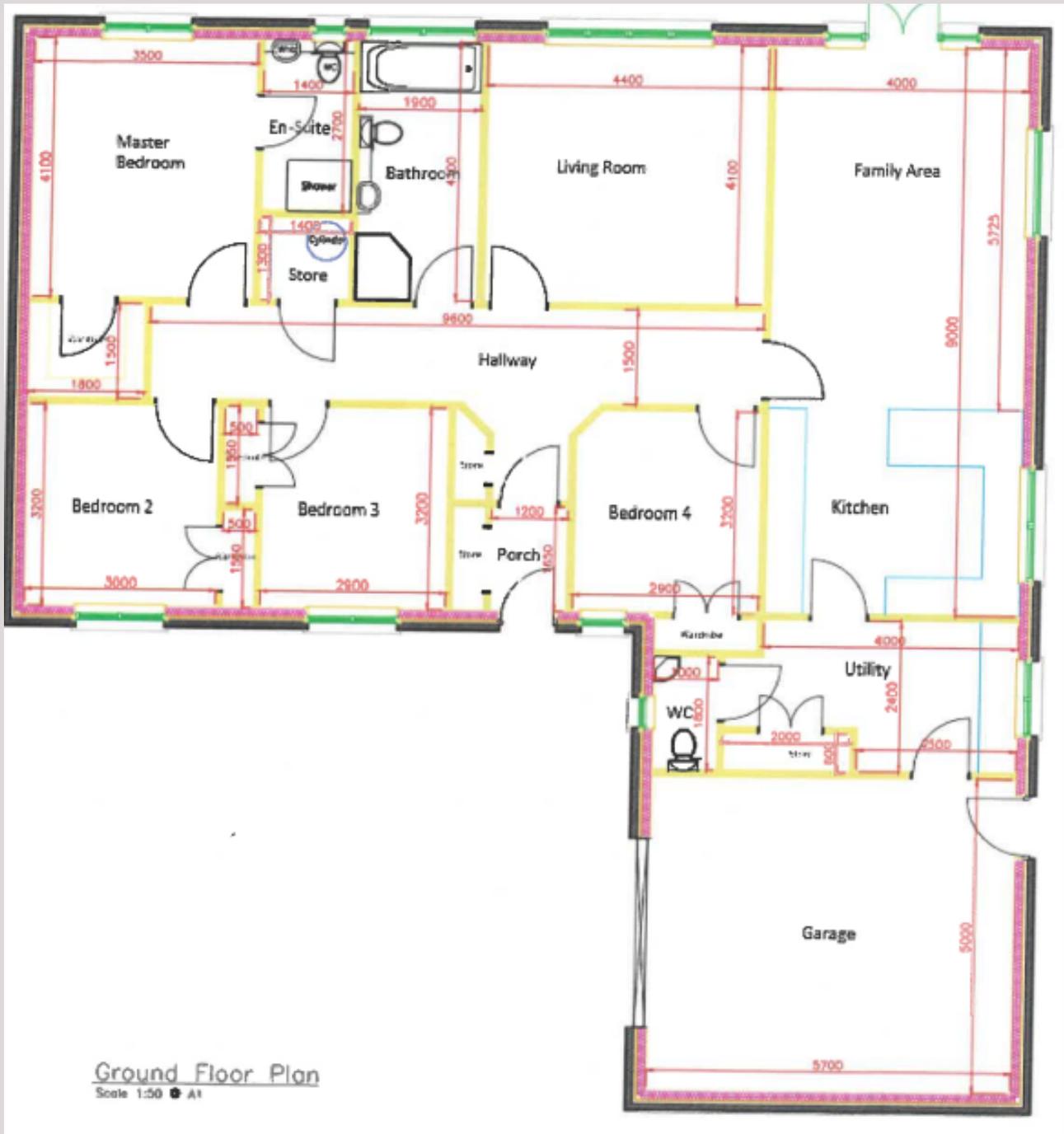


Broadbay Views



Floor Plan

Internal Area 183.5m²



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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