

# HOUSE FOR SALE

**OFFERS OVER £160,000**



## **'Inverlochy House', Newmarket, Isle of Lewis, HS2 0ED**

We are delighted to present to the market this cosy, two bedroom, detached bungalow, set back off the road and situated within substantial, mature gardens.

### **Contact Us -**

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Accommodation is bright and airy throughout comprising ground floor entrance porch, lounge, two double bedrooms, bathroom, dining room, kitchen/diner, rear porch and utility space. The floored loft space offers storage/office space or further accommodation subject to relevant planning. Although the property is in need of some modernisation, it lends itself to become a charming family home.

Heating in the property is by way of oil fired central heating and windows and doors are of uPVC.

Externally to the front of the property there is ample garden ground with an array of mature shrubs and plants. To the rear of the property there is a store with power and timber shed. Additional land extending to approximately 0.1314 hectares is also situated to the rear of the property enjoying panoramic views of moorland and towards Broadbay - ideal for gardening and agricultural uses as well as potential for an extension to Inverlochy House (Subject to relevant planning permission)

The property is conveniently located in close proximity to Laxdale Primary School, Western Isles Hospital and a short drive from the Town Centre with all local amenities, services and supermarkets.



Porch - 1.47m x 2.01m



Hallway - 5.47m x 1.45m





Lounge - 4.25m x 3.23m



Bedroom1 - 3.54m x 3.28m



Bedroom 2 - 2.98m x 3.40m



Dining Room - 3.10m x 3.22m





Loft Space - 2.92m x 3.71m



Loft Access - 3.71m x 1.38m





Bathroom - 1.86m x 2.01m



Kitchen/Diner - 3.65m x 3.72m





Utility - 1.40m x 1.30m



Rear Porch - 1.31m x 1.66m



External Front



External Rear

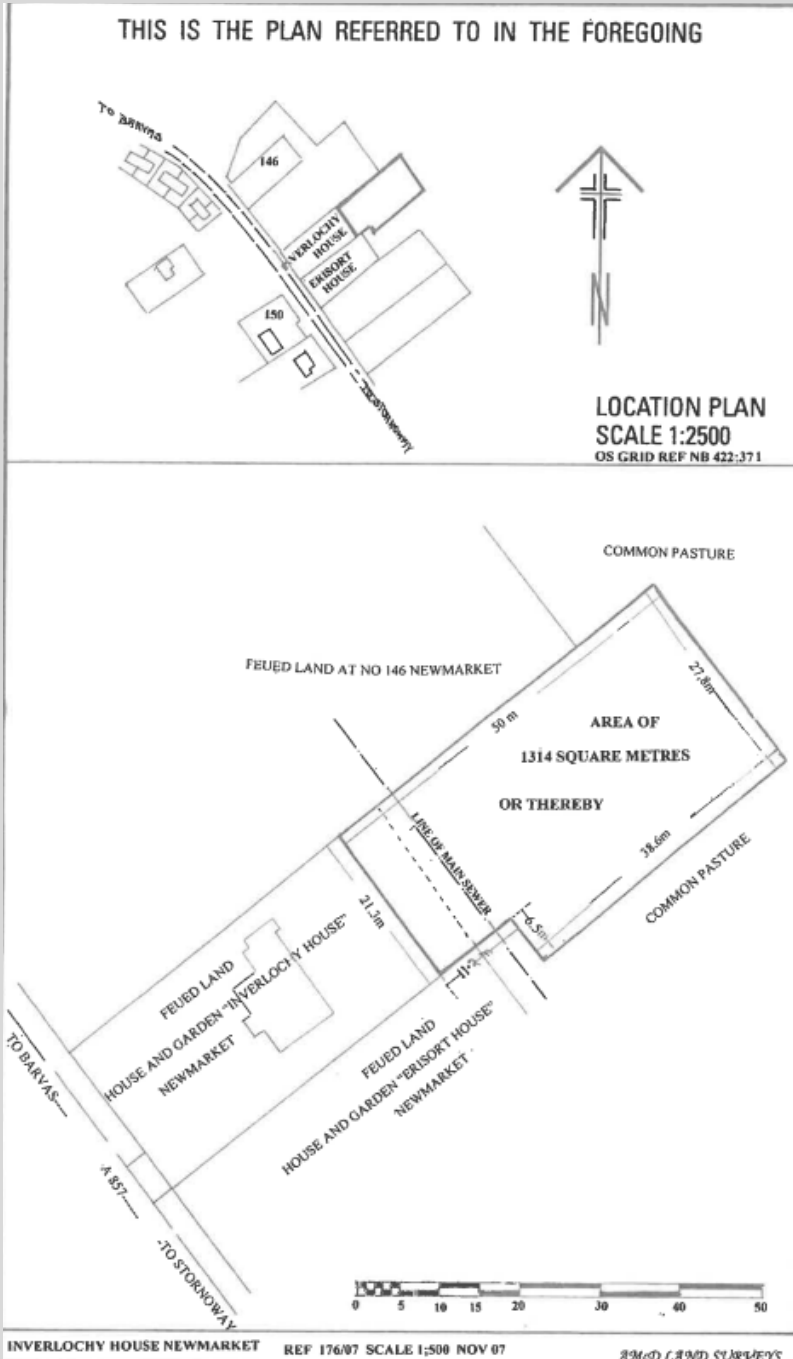




# Additional Land extending to approx 0.1314 hectares



## Plan

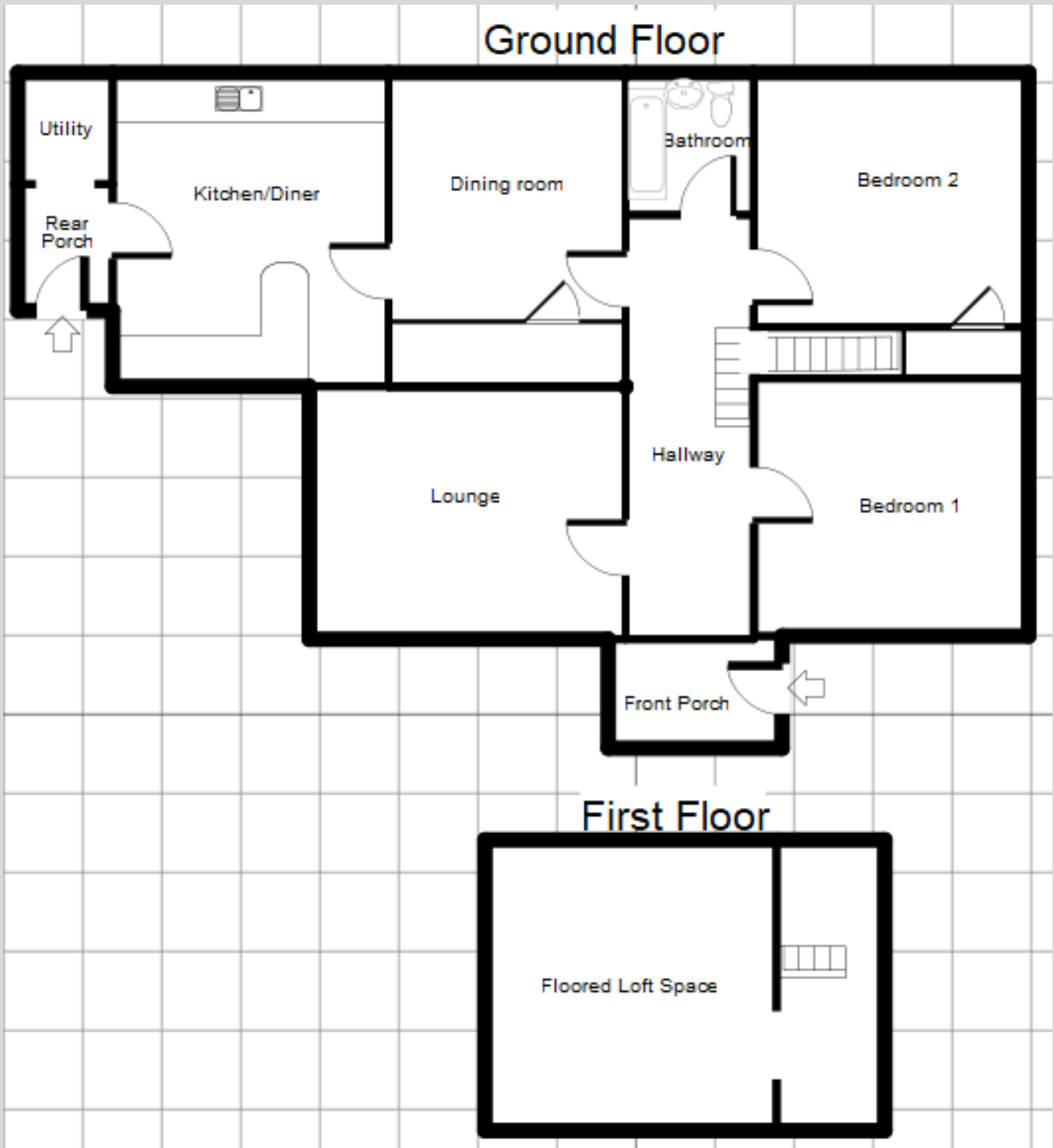


## Additional Information

Home Report available  
Viewing strictly by appointment  
EPC Rating: Band E  
Internal Area: 86m<sup>2</sup>  
Council Tax Band: C



# Floor Plan



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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