



# HOUSE FOR SALE

OFFERS OVER £295,000

## Craigard, 13 Newvalley, Isle of Lewis, HS2 0DW

We are delighted to welcome to the market this substantial 6/7 bedroom family home, located in a peaceful, sought-after residential area on the outskirts of Stornoway.

### Contact Us -

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The property boasts modern, spacious living areas, perfect for family living, with ample room for entertaining and relaxation. The flexible layout also makes this home suitable for B&B purposes with multiple en-suite facilities to cater for visitors.

Accommodation is tastefully decorated throughout comprising ground floor integrated garage, entrance porch, utility room, kitchen/diner, lounge, sunroom, bathroom, three bedrooms - one with en-suite facility and one currently used as a play room.

First floor comprises, office space, four bedrooms - three with en-suite facilities and ample built in storage cupboards.

Heating in the property is by way of oil and windows are uPVC casement and timber 'Velux' rooflight design.

Externally to the front of the property there is an array of shrubs and plants and a tarmac driveway suitable for multiple vehicles and parking. To the rear of the property there is a concrete block shed, low maintenance chipped garden with drying area and concrete block patio area, ideal for outdoor entertainment.

Craigard is located in the desirable area of Newvalley, a short drive from Stornoway town centre and in close proximity to Laxdale Primary School, Laxdale Hall and WI Hospital.

Viewing is by appointment only and highly recommended to appreciate this significant property.



Entrance Porch - 1.38m x 1.97m



Utility Room - 3.85m x 4.76m





# Kitchen / Diner - 6.12m x 3.57m





## Hallway - 2.11m x 8.33m



## Landing - 9.25m x 3.23m





## Lounge - 4.90m x 3.65m



## Sunroom - 2.78m x 4.85m

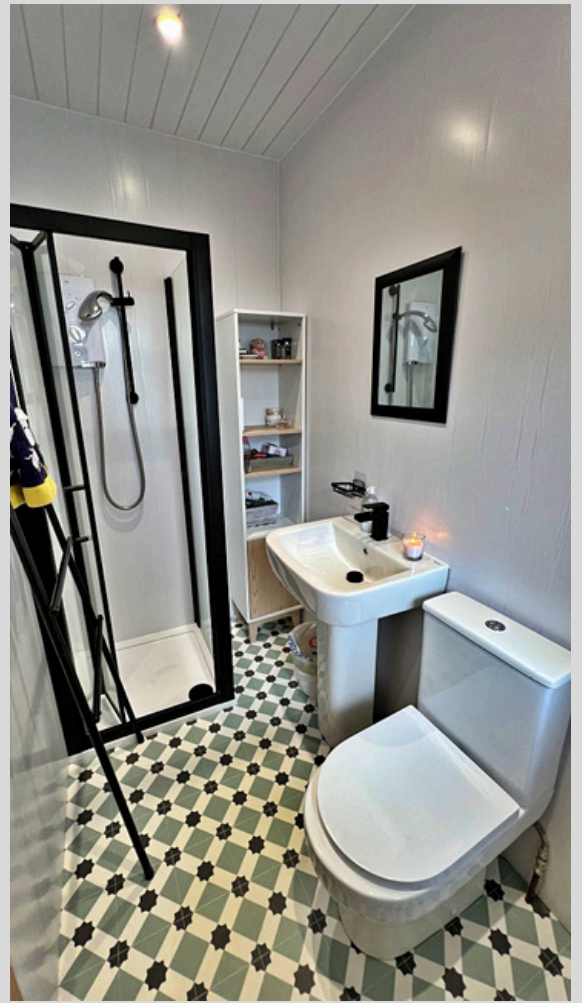




Master Bedroom - 3.84m x 3.67m



En-Suite - 1.23m x 2.48m



Bathroom - 3.00m x 2.23m





Play Room/Bedroom 2 - 3.67m x 3.51m



Bedroom 3 - 4.64m x 2.49m



Bedroom 4 - 3.06m x 3.29m



Bedroom 5 - 3.26m x 2.93m





Office/Bedroom 6 - 3.54m x 3.25m



Bedroom 7 - 4.92m x 4.14m



En-Suite Bathroom - 2.28m x 2.02m



External - Ariel View





## External



### Additional Information

*Viewing strictly by appointment only*

*Home Report available*

*EPC Rating: Band E*

*Council Tax Band: E*

*Internal Area: 232m<sup>2</sup>*



# 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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