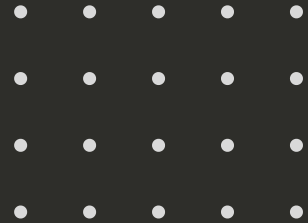




**DEREK MACKENZIE**  
SOLICITOR & ESTATE AGENTS

## **Derek Mackenzie Solicitors & Estate Agent**

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



# **HOUSE FOR SALE**

**OFFERS OVER £230,000**



## **18 New Shawbost, Isle of Lewis, HS2 9BG**

Nestled in the peaceful, picturesque village of New Shawbost, we are delighted to welcome to the market this immaculate three bedroom family home with spacious integral garage.

### **Contact Us -**

*property@derekmackenzie.com*  
**01851 702211**





Accommodation is presented in walk-in condition comprising entrance porch, lounge, kitchen/diner, utility room, bathroom, three double bedrooms, all with built in wardrobes and one with en-suite shower room.

The property is energy efficient with underfloor heating throughout, and fitted with uPVC windows and doors.

Externally to the front of the property there is a chipped driveway suitable for multiple vehicles. To the rear of the property there is ample low maintenance garden ground with an array of shrubs and plants giving year-round colour, drying area and a gravel seating area, ideal for outdoor entertainment and admiring the scenic views of the surrounding moorland and loch. Shawbost Beach and Ben Bragar are in close proximity to the property ideal for leisurely walks.

New Shawbost is a short drive from the stunning sandy beaches at Dalbeg and Dalmore and there is a local primary school (the School bus picks up from the door) and filling station nearby, with a regular bus service into the main town of Stornoway, which is approximately 18 miles away, with all amenities and services.

Entrance Porch -  
1.70m x 1.76m



Hallway -  
4.42m x 1.05m & 4.36m x 1.58m



Lounge - 5.48m x 4.16m



## Kitchen Diner - 5.48m x 4.16



## Utility Room - 2.25m x 1.74m



Bathroom - 2.77m x 1.60m



En-Suite - 1.24m x 2.46m



Master Bedroom - 2.98m x 4.20m



Bedroom 2 - 3.49m x 4.08m



## Bedroom 3 - 2.91m x 2.62m



## Garage - 7.22m x 3.15m



## External



# Floor Plan



## Additional Information

Home Report Available

Viewing strictly by appointment only

EPC Rating: Band C

Council Tax Band: Band C

Internal Area: 109m<sup>2</sup>

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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