

# HOUSE FOR SALE

## 15B New Garrabost, Point, Isle of Lewis, HS2 0PR

We are delighted to present to the market this cosy, three/four bedroom, detached cottage situated in the quiet, picturesque village of New Garrabost, on the East Coast of Lewis.

### **Contact Us -**

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Accommodation is bright and airy throughout comprising ground floor kitchen/diner, lounge with multi-fuel stove, shower room, family room/bedroom and double bedroom. First floor comprises two double bedrooms.

The property benefits from oil central heating and is equipped with double glazed windows throughout.

Externally surrounding the property is substantial garden ground with timber shed, drying area and off-street, private parking to the side.

The property is in close proximity to the sands of Bayble Beach and the Braighe as well as the local primary school, shop and cafe. There is a regular bus service into the main town of Stornoway, which is approximately 6 miles away, with all amenities and services.



Rear Porch - 1.29m x 1.88m Entrance Porch - 0.79m x 1.39m



Hallway - 2.36m x 2.98m



Hallway - 4.29m x 1.38m





*Kitchen/Diner - 4.78m x 3.57m*



*Family Room/Bedroom - 3.36m x 3.31m*





Lounge - 4.74m x 4.07m



Bedroom 2 - 3.40m x 3.99m



Bedroom 3 - 3.58m x 4.45m





Shower Room - 1.89m x 2.10m



Bedroom 4 - 3.64m x 2.99m



Broadbay Views





## External



## Additional Information

Home Report Available

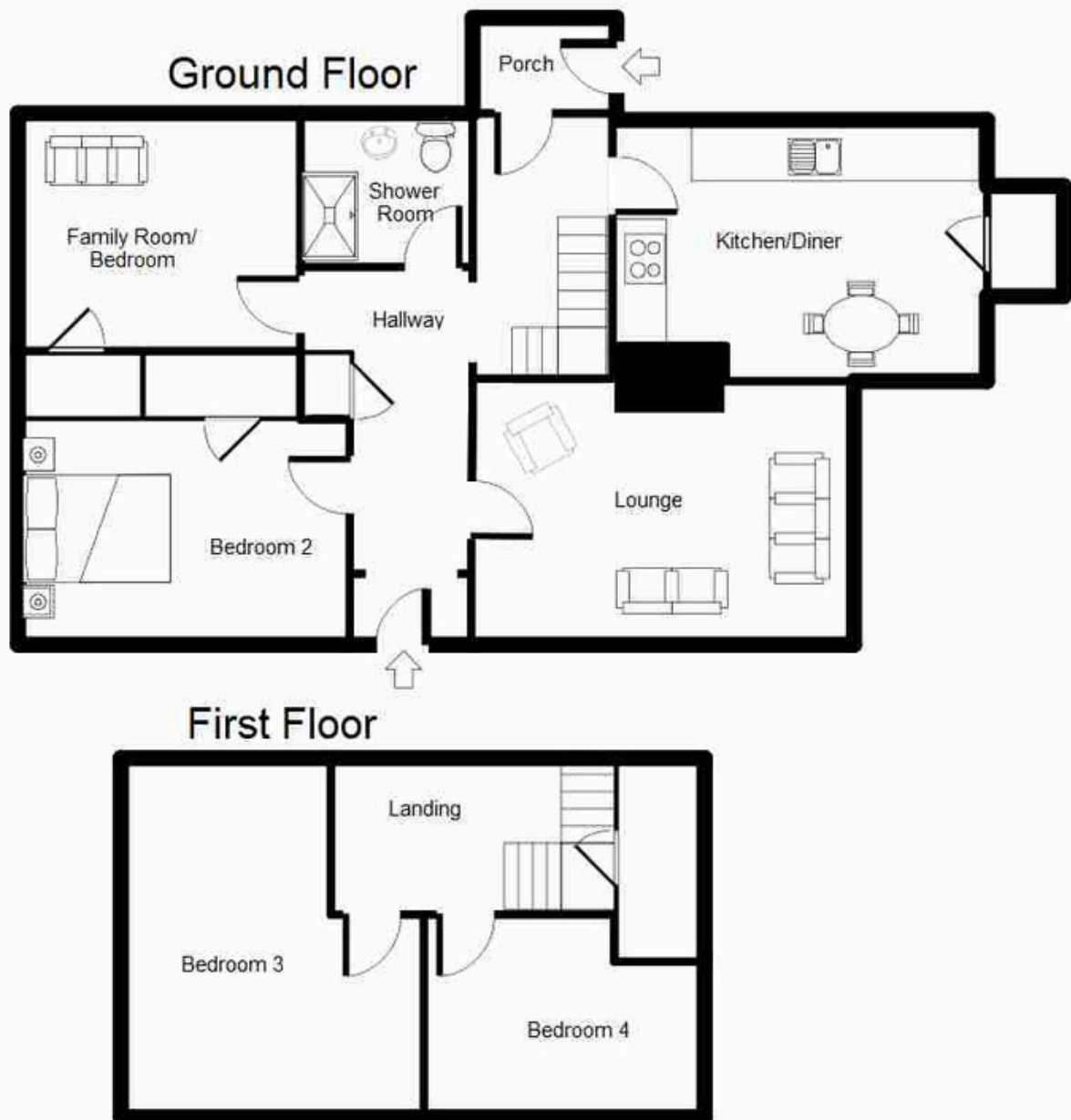
Viewings strictly by appointment only

EPC Rating: Band F

Council Tax Band: C

Internal Area: 110m<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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