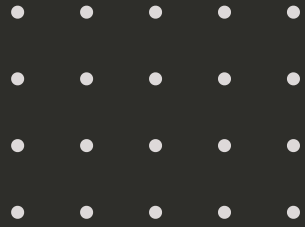




**DEREK MACKENZIE**  
SOLICITOR & ESTATE AGENTS

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

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



# **HOUSE FOR SALE**

## **222 Benside, Newmarket, Isle of Lewis, HS2 0DZ**

An excellent opportunity has arisen to purchase this superior new build two bedroom Bungalow, located in a convenient and desirable area of Newmarket.

### **Contact Us -**

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This attractive property offers a pristine blank canvas for buyers to personalise and make their own. Accommodation is fresh and functional, with generous natural light enhancing the sense of space throughout and comprises an open-plan living area that flows seamlessly into a modern kitchen, utility porch, W/C, bathroom, and two double bedrooms with built in wardrobes.

Heating to the property is provided by way of an air source heat pump to a system of pipework inset into the floor structure. The property also benefits from roof-mounted solar panels, contributing to reduced energy costs and enhancing its overall environmental efficiency

Externally, the property benefits from a low maintenance chipped garden space, perfect for relaxing or entertaining with minimal upkeep and the private off-road parking area provides everyday convenience

This beautifully presented home is ideal for first-time buyers, downsizers, or investors seeking a turnkey property with scope to add personal touches.

Benside is in close proximity to Laxdale Primary School and Laxdale Hall and the main town of Stornoway and Western Isles Hospital is a short 5 minute drive away with all local amenities, services and transport links

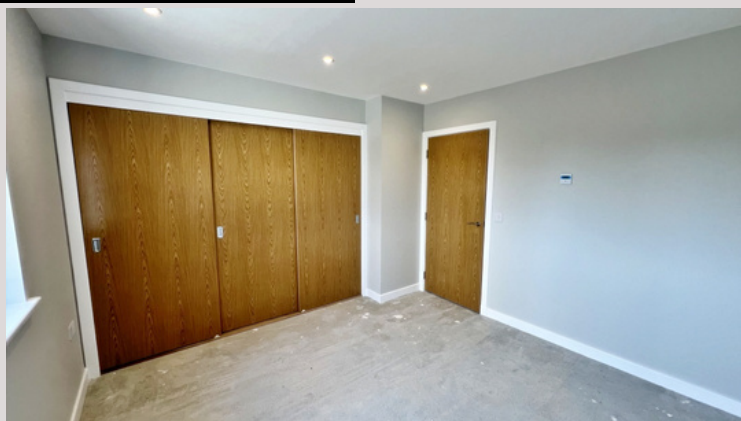
Utility/Porch - 2.08m x 1.99m



W/C - 1.68m x 3.30m



Bedroom 1 - 3.30m x 3.51m



Bedroom 2 - 3.62m x 3.28m



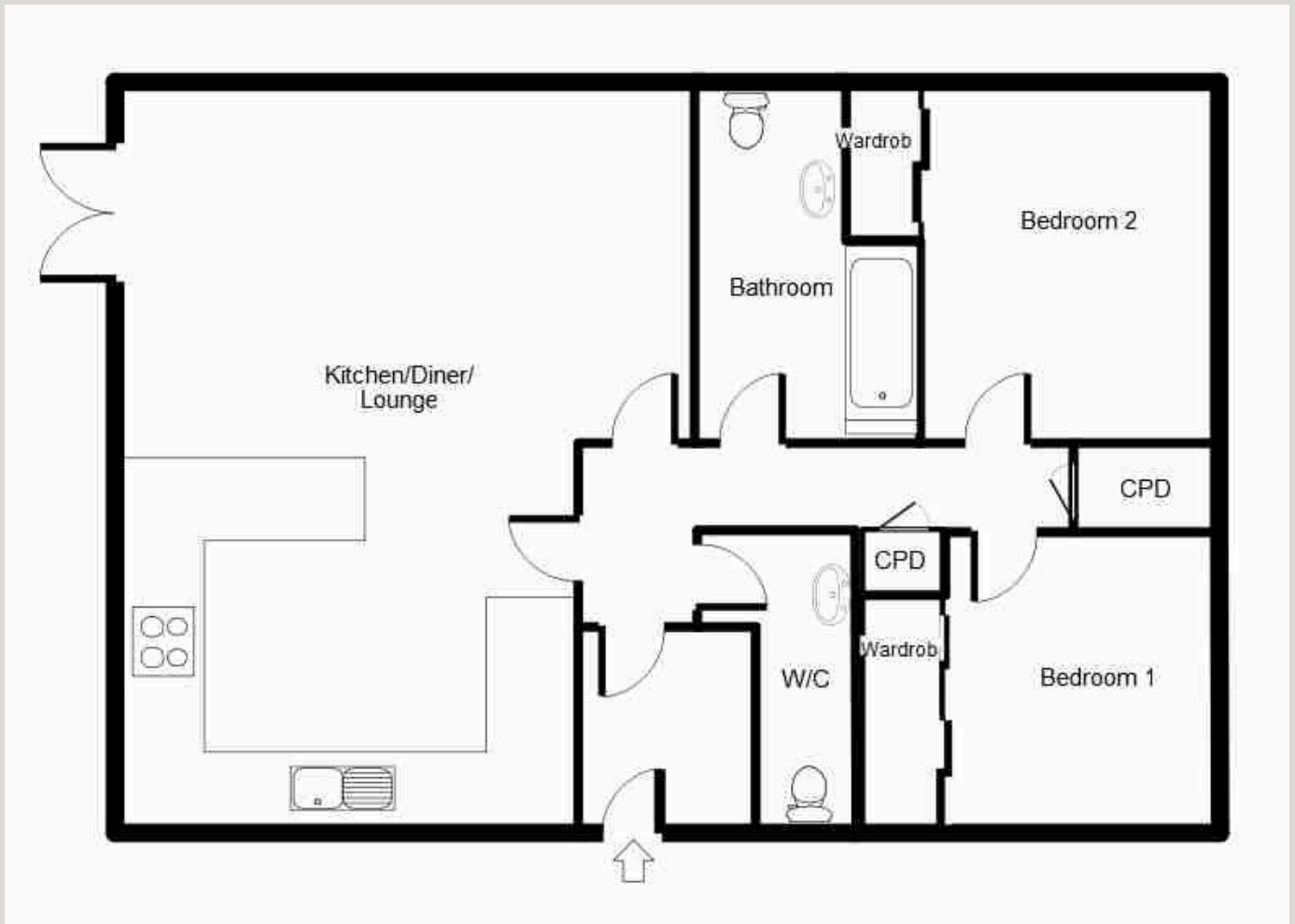
## Kitchen/Diner/Lounge - 5.17m x 8.17m



## Bathroom - 3.59m x 2.56m



## 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

Director: Derek Mackenzie

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