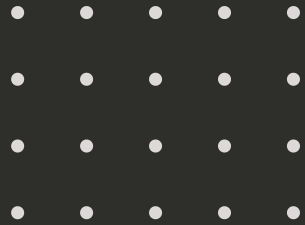




**DEREK MACKENZIE**  
SOLICITOR & ESTATE AGENTS

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

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



# HOUSE FOR SALE

## **The Bungalow, Tong Road, Tong, Isle of Lewis, HS2 0JF**

We are delighted to welcome to the market this cosy, two/three bedroom bungalow, presented in walk-in condition and located in a sought-after area of Tong

### **Contact Us -**

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





With an upgraded, welcoming interior that feels instantly like home, well-proportioned rooms and a layout that suits both family life and quiet retreat this would be an excellent opportunity for first time buyers and families alike.

Accommodation comprises ground floor modern kitchen, bathroom and rear hallway, cosy lounge with multi-fuel stove, entrance porch, spacious hallway and double bedroom. First floor comprises two double bedrooms.

Heating in the property is by way of electric Rointe heaters and windows are uPVC throughout.

Externally surrounding the property there is substantial garden ground suitable for outdoor entertainment, a keen gardener and possible play area. To the rear of the property there is a barn offering excellent potential for a studio, workshop or further development. There is also a shared access driveway with off street parking to the side of the property.

The Bungalow enjoys open views over Broadbay towards Stornoway and is located in close proximity to white sandy beaches and scenic shore walks, and is a short commute to the local Primary School and Stornoway town centre.



## Kitchen - 3.36m x 3.55m



## Lounge - 3.83m x 5.00m





Hallway - 3.07m x 1.19m



Bathroom - 1.93m x 2.26m





Entrance Porch - 1.74m x 2.21m



Hallway



Bedroom 1 - 3.05m x 4.45m





Bedroom 2/Landing - 5.27m x 3.05m



Bedroom 3 - 3.53m x 2.54m



Broadbay Views



Barn





## Garden Space & Views



## Additional Information

Viewing strictly by appointment only

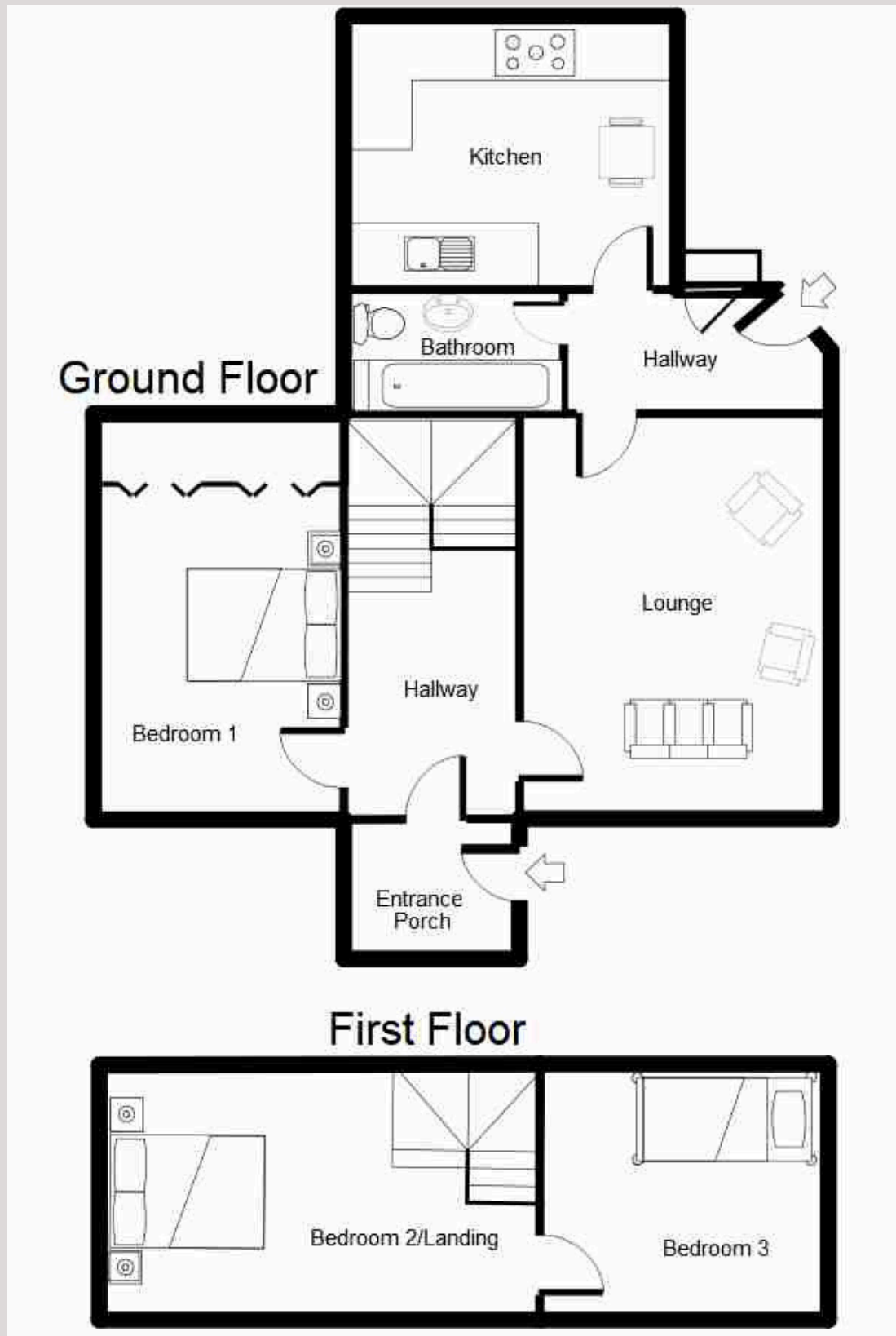
Home Report available

EPC Rating: Band E

Council Tax Band: B

Internal Area: 91m<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

Director: Derek Mackenzie

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