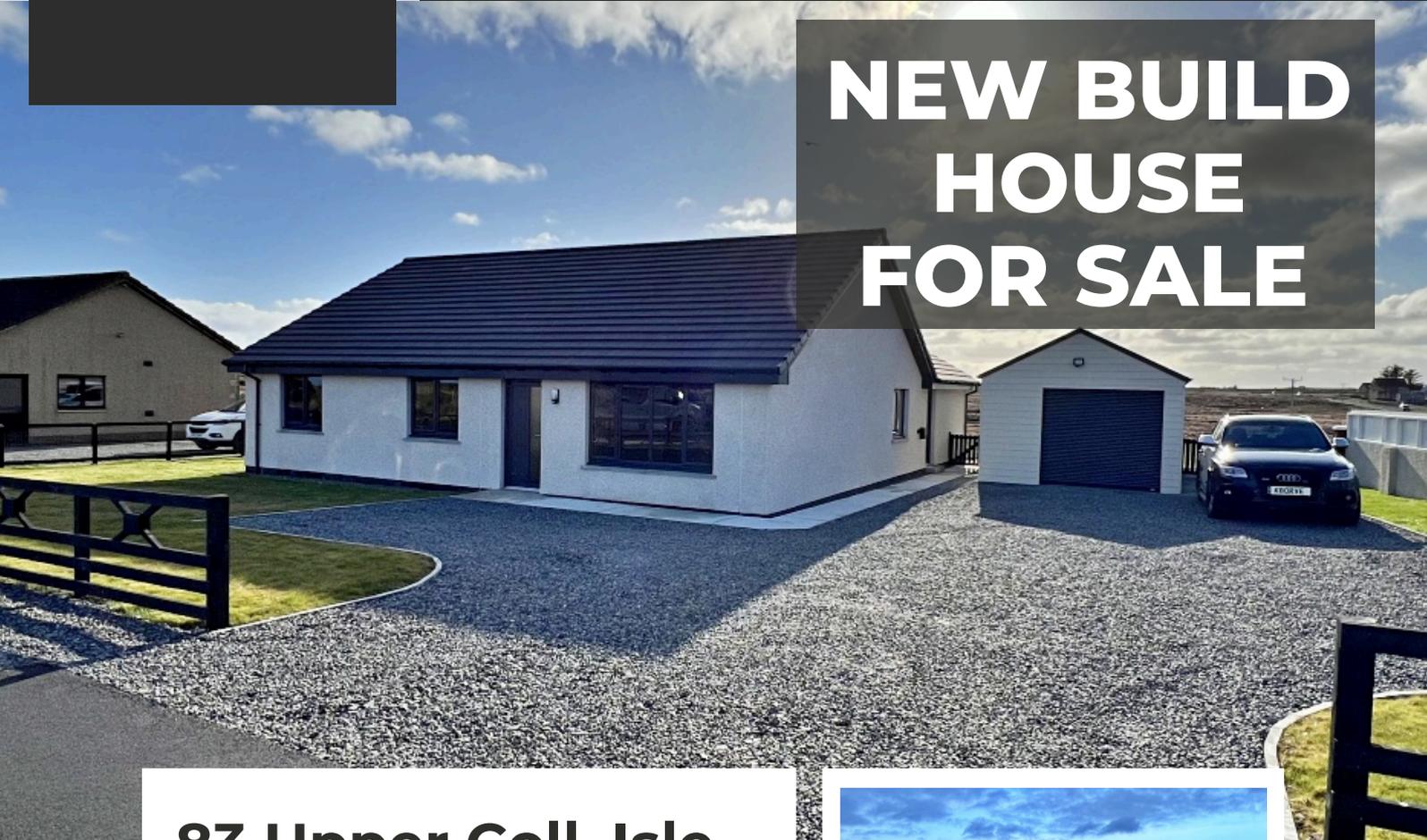


NEW BUILD HOUSE FOR SALE



83 Upper Coll, Isle of Lewis, HS2 0LT

An exceptional opportunity has arisen to purchase this superior new build four bedroom Bungalow with detached garage, located in a sought-after area, rarely available on the open market.

Contact Us -
property@derekmackenzie.com
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This is a new build, unfurnished property. Photos include AI generated images to show how this property could look furnished.

Accommodation has been built to a pristine finish comprising entrance porch, hallway with three built in storage cupboards, four double bedrooms all equipped with built in wardrobes and one with en-suite shower room, family bathroom, utility room with plumbing ready for appliances and built in storage cupboard, lounge with panelled wall focal point electric fire and open plan kitchen-diner, in shaker style sage green with integrated appliances and patio doors leading to external decking area, ideal for outdoor entertainment.

Heating in the property is by way of an under floor thermostatic controlled heating system via Mitsubishi Ecodan Heat Pump - together with thermal performance and insulation provides reduced costs and greater energy efficiency.

Windows and external doors are of double glazed UPVC thermally efficient, stylish white inside, anthracite grey external design with privacy tinted front aspect windows. Internal oak doors provide a modern, classic finish throughout.

Externally surrounding the property is substantial well maintained garden ground and a low maintenance chipped driveway to the front suitable for multiple vehicles. The spacious detached garage is fully insulated, and is of timber frame construction, clad and low maintenance wood grain effect, Hardie Plank fibre cement cladding. Electric roller door, uPVC door and window.

83 Upper Coll is a short five minute walk from the picturesque Coll Beach, and Coll Centre offering multiple sports facilities and classes. The property is in close proximity to Tong Primary School and Community Hall and is approximately 5 miles from Stornoway Town Centre.

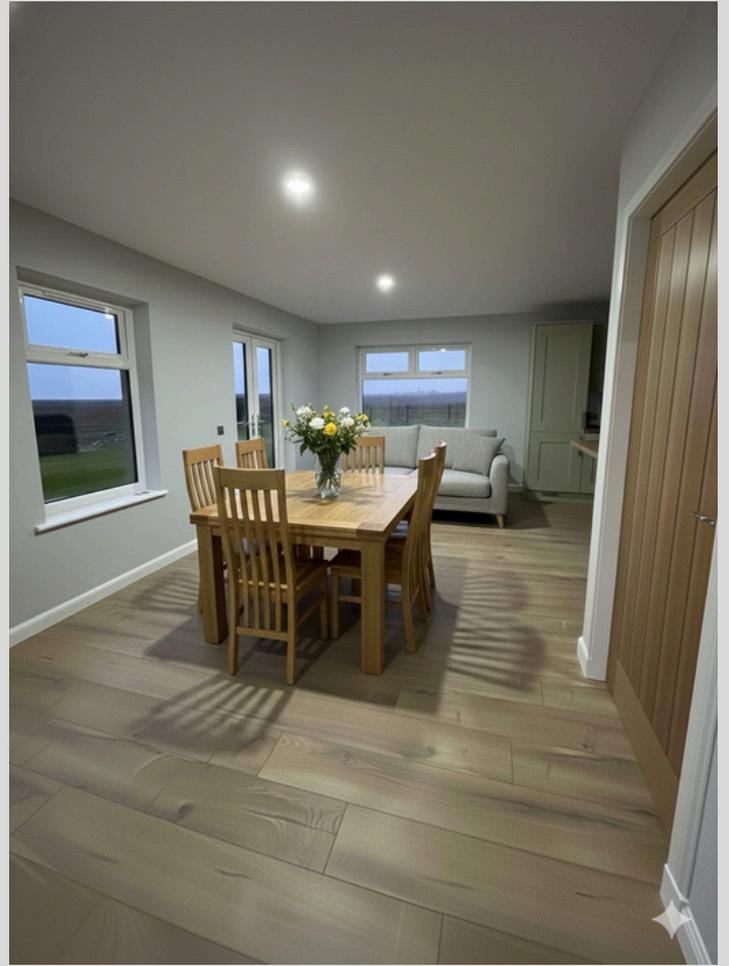
Viewing is by appointment only and highly recommended to appreciate the magnificent property.

Lounge - 4.81m x 3.84m



Kitchen/Dining Area - 5.52m x 6.23m





Master Bedroom - 3.78m x 3.39m



En-Suite Shower Room - 1.08m x 2.85m



Bedroom 2 - 3.8m x 3.00m



Bedroom 3 - 3.18m x 3.24m



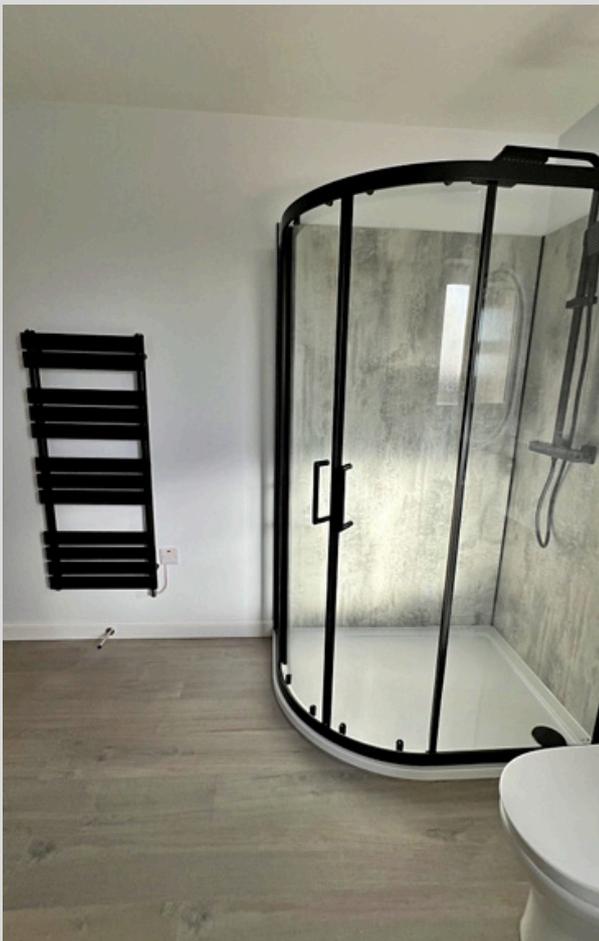
Bedroom 4 - 3.80m x 3.00m



Hallway



Bathroom - 3.25m x 2.82m



Utility - 3.33m x 1.73m



Garage - Internal - 3.8m x 7.7m



External - Front



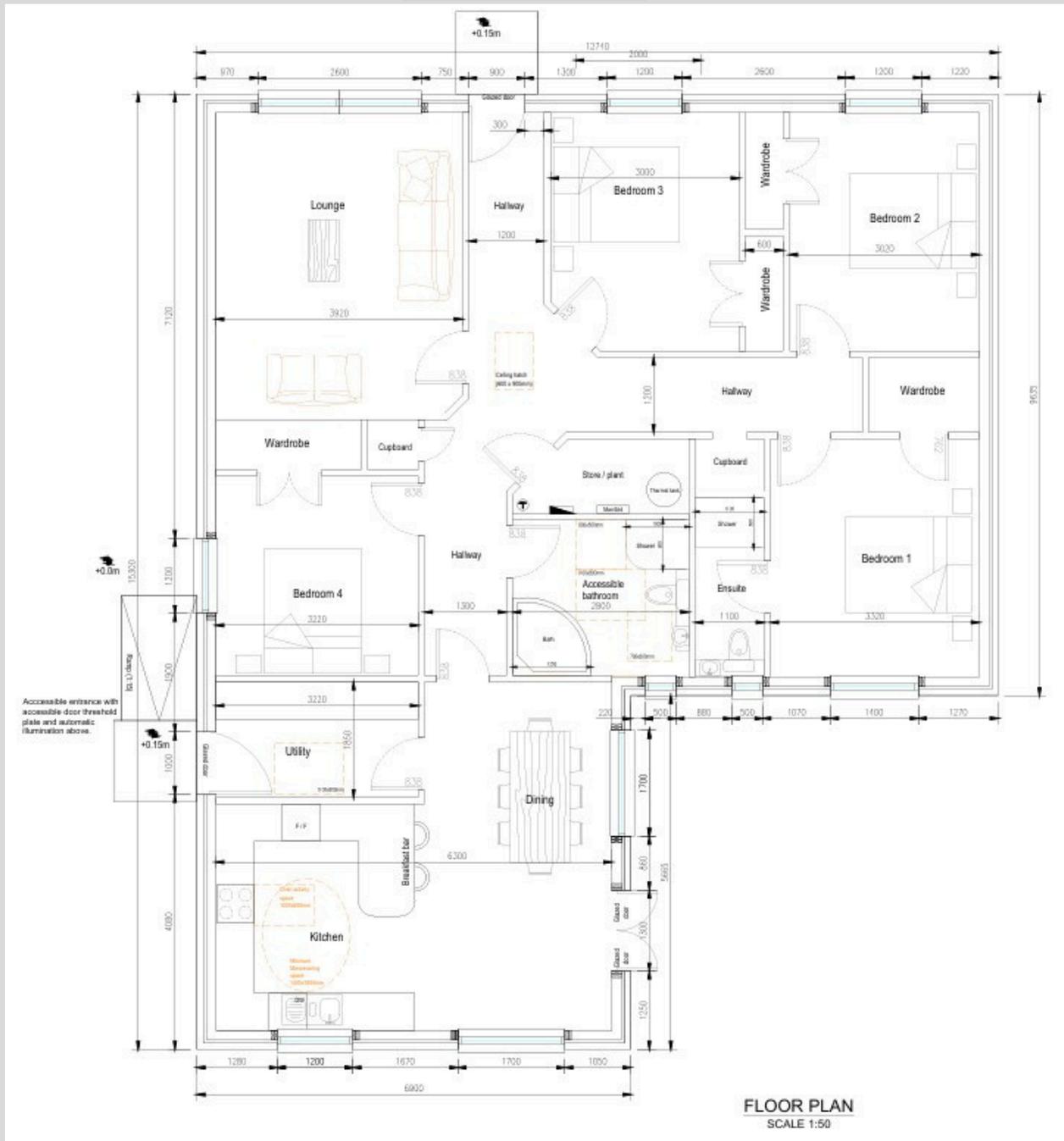
External - Rear



Coll Beach



Floor Plan



Additional Information

EPC Rating: Band B

Internal Area: 146sqm

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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