

# HOUSE FOR SALE



## 9B New Garrabost, Point, Isle of Lewis, HS2 0PL

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

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Accommodation is bright and tastefully decorated throughout comprising ground floor spacious kitchen/diner, lounge with multi-fuel stove, bathroom, lounge, utility room and two double bedrooms.

First floor comprises two double bedrooms.

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

Externally to the rear of the property is substantial, newly landscaped garden ground with drying area, patio area and pergola, ideal for outdoor entertainment. There is a chipped driveway to the side of the property suitable for multiple vehicles. There is an attached spacious garage ideal for storage, workshop space or potential for further development to the property.

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.

## Entrance Hallway - 1.79m x 7.44m



## Utility Room - 2.09m x 3.17m



Kitchen/Diner - 4.01m x 4.98m



Lounge - 3.70m x 3.63m



Bathroom - 2.63m x 2.04m



Bedroom 1 - 3.47m x 3.63m



Bedroom 2 - 3.22m x 2.87m



Bedroom 3 - 3.46m x 3.72m



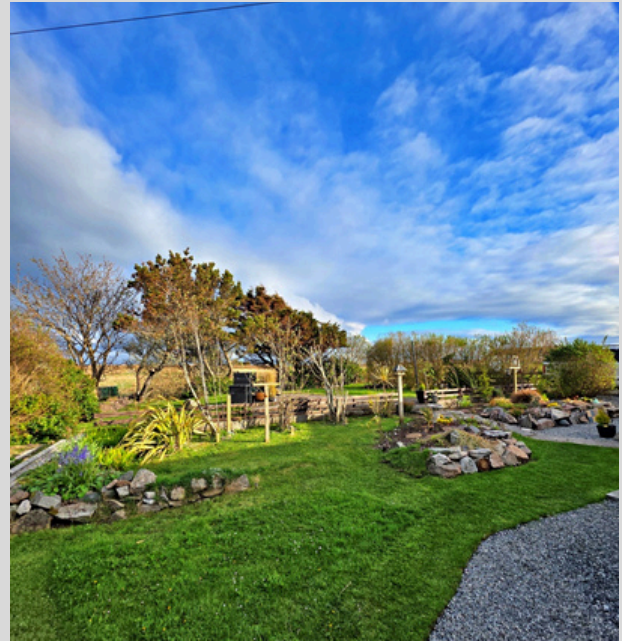
Bedroom 4 - 3.63m x 3.67m



Landing - 1.75m x 2.42m



# External



## Additional Information

Viewing strictly by appointment only

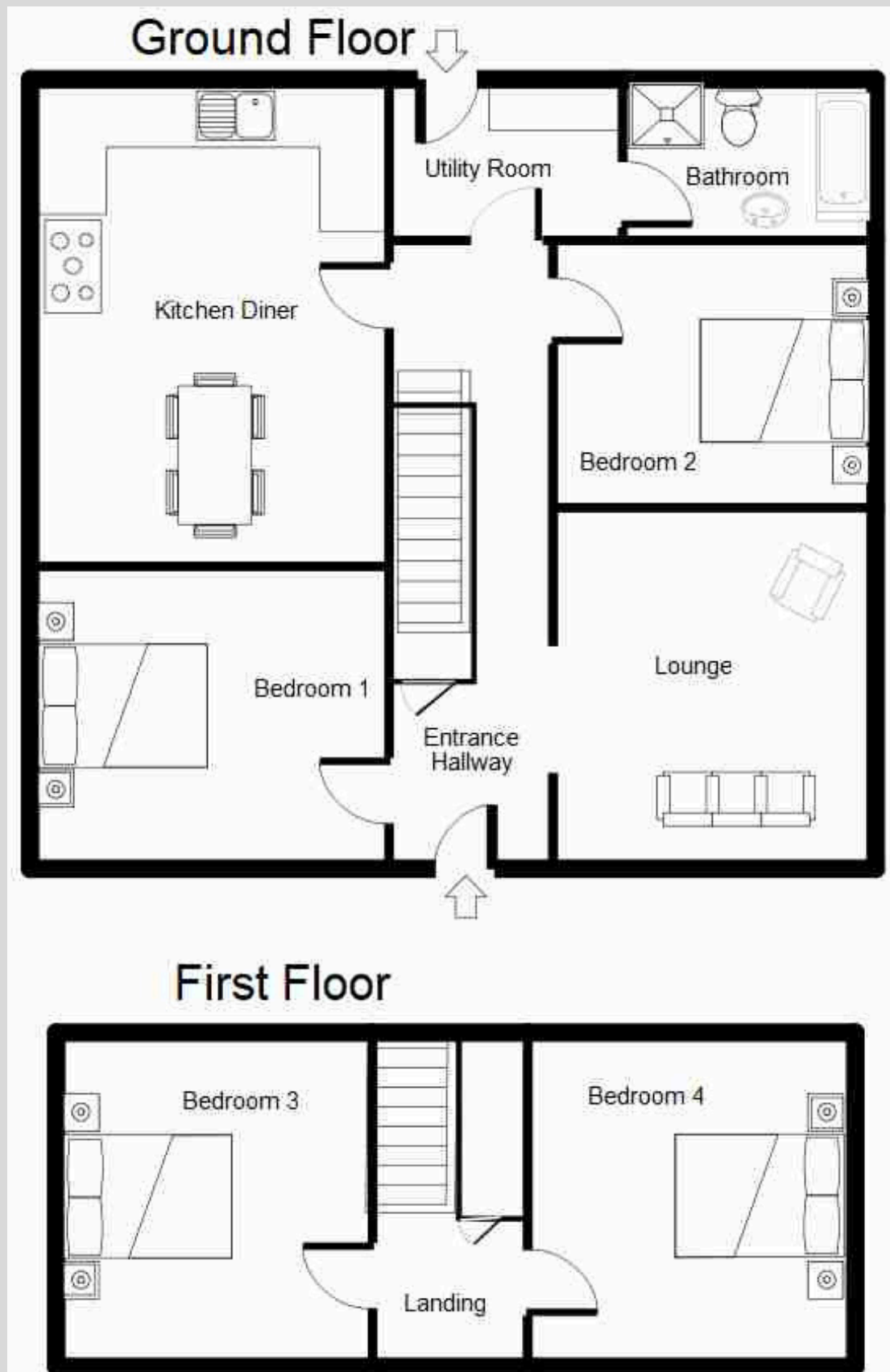
Home Report available

EPC Rating: Band E

Council Tax Band: C

Internal Area: 117m

# 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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