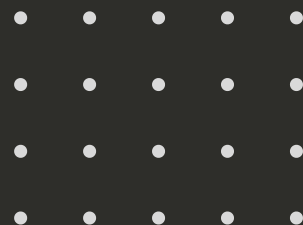




DEREK MACKENZIE
SOLICITOR & ESTATE AGENTS

Derek Mackenzie Solicitors & Estate Agent

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



HOUSE FOR SALE

‘Tambo’, 16 New Garrabost, Point, Isle of Lewis, HS2 0PL

Set in a peaceful location and enjoying panoramic views over Broadbay, this substantial four-bedroom family home offers an impressive level of space, versatility and exceptional built-in storage throughout.

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The ground floor presents a beautifully balanced layout, comprising an entrance porch, welcoming hallway with a generous ceiling height that enhances the sense of space and light, spacious kitchen/diner, utility room, elegant dual-aspect lounge with gas fire, bright conservatory fitted with a new Guardian warm roof for comfortable year-round use, home office with built-in storage, and a fourth bedroom currently used as a family room, along with a shower room and a cloakroom. The kitchen includes excellent worktop space, integrated dishwasher and a Rangemaster stove. The ground floor benefits from walnut flooring throughout the porch, hall and lounge, adding warmth and continuity to the living spaces.

Upstairs, the first floor comprises a family bathroom and three well-proportioned double bedrooms, one of which is enhanced by an en-suite shower room. All bedrooms feature excellent built-in wardrobes, designed to maximise storage without compromising the spacious feel of each room. Additional storage is provided by floored and lit beam storage, accessed from the bedrooms.

Heating is by way of oil, and the property benefits from uPVC double glazing throughout.

Externally, the property is equally appealing, with a wrap-around garden featuring mature shrubs and planting that provide colour all year round. To the front, a substantial south-west facing patio offers an ideal space for relaxing and outdoor entertaining. To the rear, there is a large detached garage with electric roller door, power, lighting and convenient side access, alongside an established vegetable patch, drying area and a driveway suitable for multiple vehicles.

Tambo is in close proximity to multiple beaches including the Braighe and Bayble Beach, as well as the local primary school, shop and café. There is a regular bus service into Stornoway, approximately 6 miles away, with all amenities and services.

Viewing is by appointment only and highly recommended to appreciate this substantial and beautifully maintained property.

Kitchen/Diner - 6.69m x 3.46m



Family Room/Bedroom - 3.82m x 4.01m



Rear Porch -
2.33m x 1.00m



Utility Room - 1.82m x 3.15m



Front Porch -
1.64m x 3.15m



Hallway - 3.95m x 2.68m



Lounge - 5.49m x 4.29m



Conservatory



Office - 3.93m x 2.78m



Shower Room - 2.62m x 2.45m



Hallway -
4.63m x 1.27



Landing -
4.66m x 1.04m



Bathroom - 2.18m x 2.78m



Master Bedroom - 5.48m x 4.49m



En-Suite - 2.58m x 2.34m



Bedroom 3 - 2.90m x 5.26m



Bedroom 4 - 3.61m x 3.78m



Stunning Views



Garage





Additional Information

Viewing strictly by appointment only

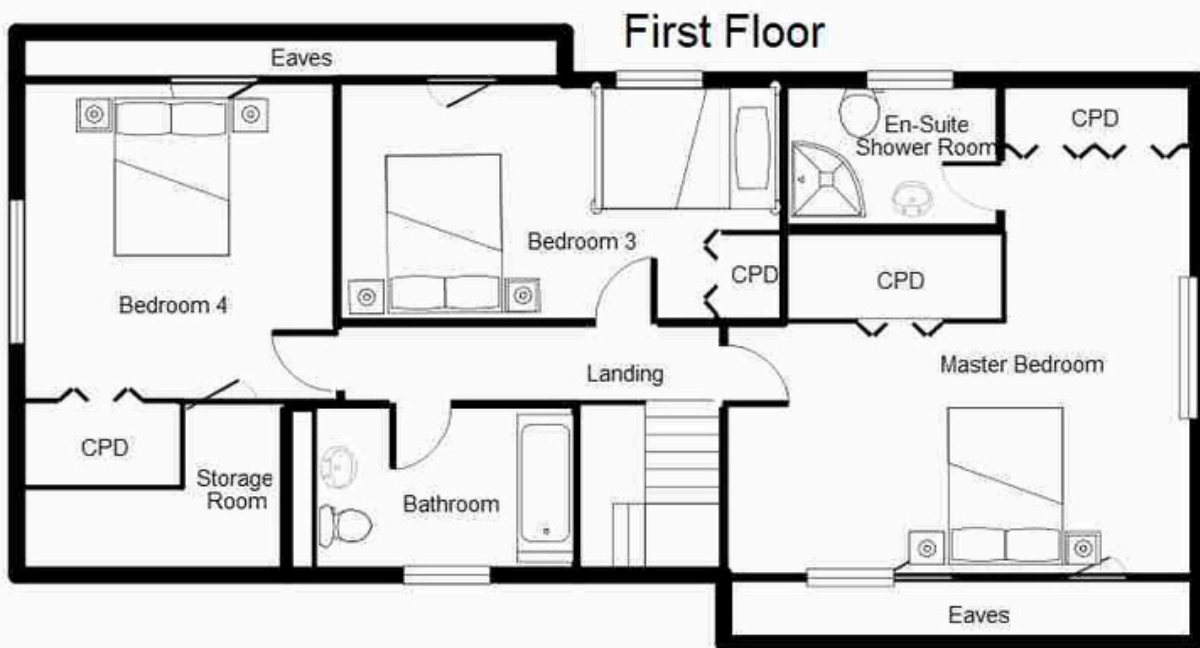
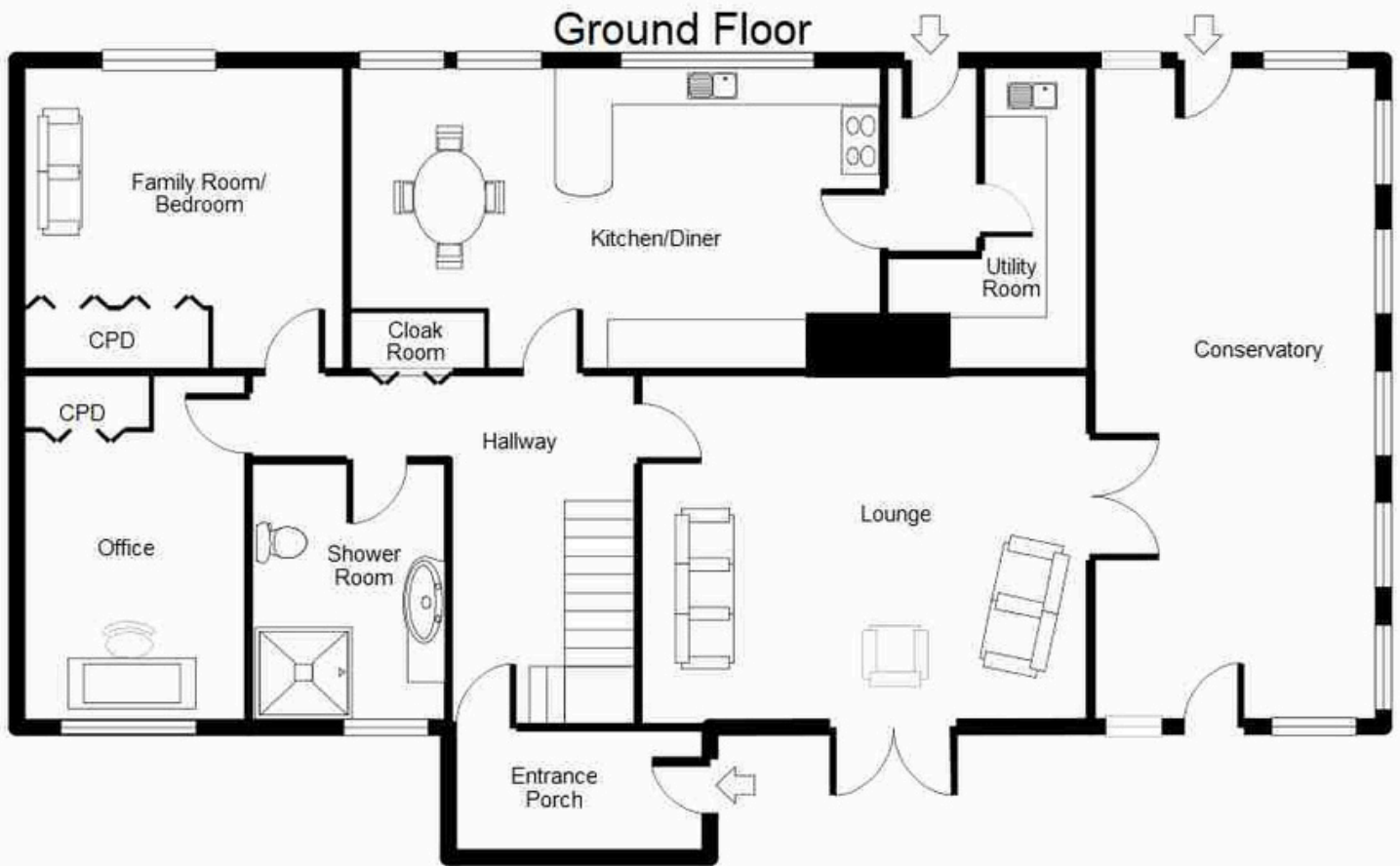
Home Report Available

EPC Rating: Band E

Council Tax Band: E

Internal Area: 189m²

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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