

7 Newlands, Shulishader, Isle of Lewis, HS2 0PT
Offers Over £220,000



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Kitchen



Lounge





Bedroom 1



Shower Room



Description

Ken MacDonald & Co are pleased to present to the market this four bedroom dwelling house nestled in a quiet village location. This well-appointed property offers comfortable living accommodation over two floors, making it an ideal family home. The property is in immaculate walk in condition, allowing a seamless transition for the prospective buyer.

The generously sized kitchen features an open plan layout that flows into the lounge area, creating a welcoming space perfect for both everyday living. The lounge area features a multi-fuel stove, which serves as a focal point and creates a cosy atmosphere. Additionally, the property benefits from a second lounge/dining area, offering an alternative space for relaxation and entertaining. The property comprises of four bedrooms, one located downstairs and three upstairs, providing the flexibility for ground floor living if desired by the prospective buyer. The downstairs bedroom is currently being used as a study however, it can be easily converted back into a bedroom which offers further adaptability.



Lounge/Dining Area

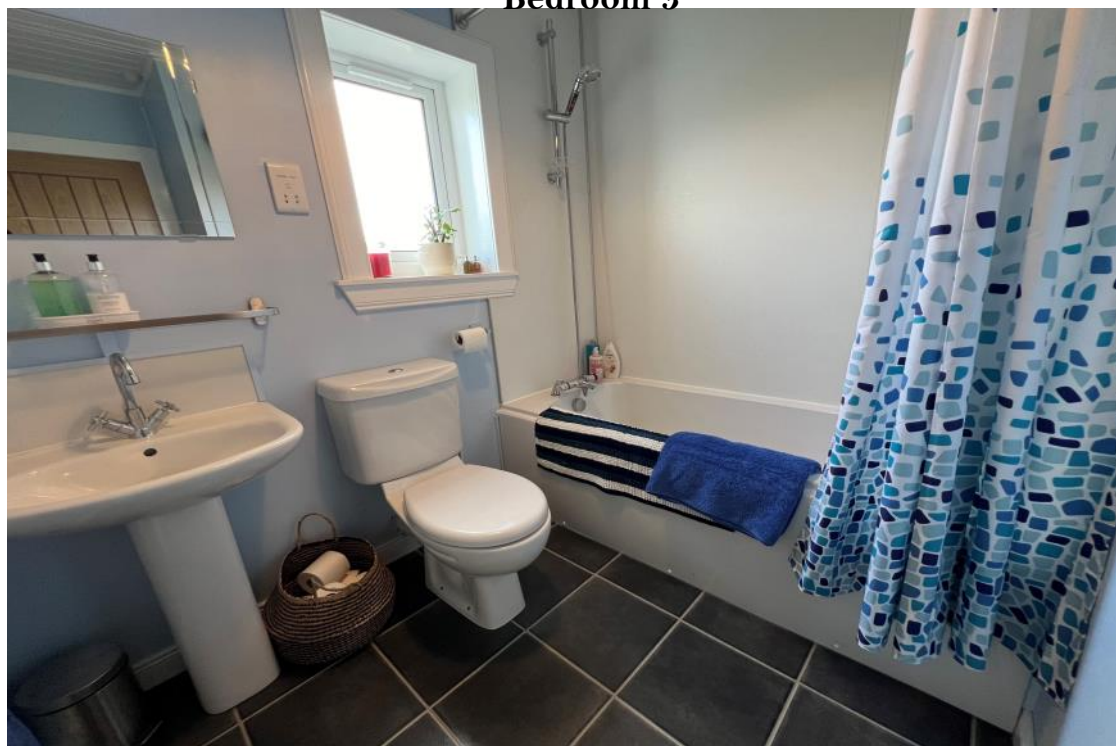


Bedroom 2





Bedroom 3



Bathroom



Study



Utility

Externally, the property features a spacious, easily maintained rear garden area which is perfect for outdoor enjoyment with minimal upkeep. For gardening enthusiasts, the addition of the polygrub offers the opportunity to cultivate plants and vegetables all year-round. To the front of the property, a driveway provides ample parking space for multiple vehicles, adding convenience to the home. There is also a garage attached onto the property which would make a perfect workshop or storage of outdoor equipment.

Situated on the east coast of Lewis the village of Shuilishader is located approximately 8 miles from Stornoway providing easy access to the town centre, sport facilities and transport links whilst there is a local school within a mile. The location provides easy accessibility to all amenities whilst benefiting from the peace of the surrounding countryside.

Directions

Travelling out of Stornoway town centre passing the council offices along Sandwick Road, through Sandwick passing the airport and over the Braighe into Point. Passing through the villages of Aignish and Garrabost and into Shuilishader. Proceed to take the right hand turning into Newlands, number 7 is approximately the 3rd property on your left hand side.

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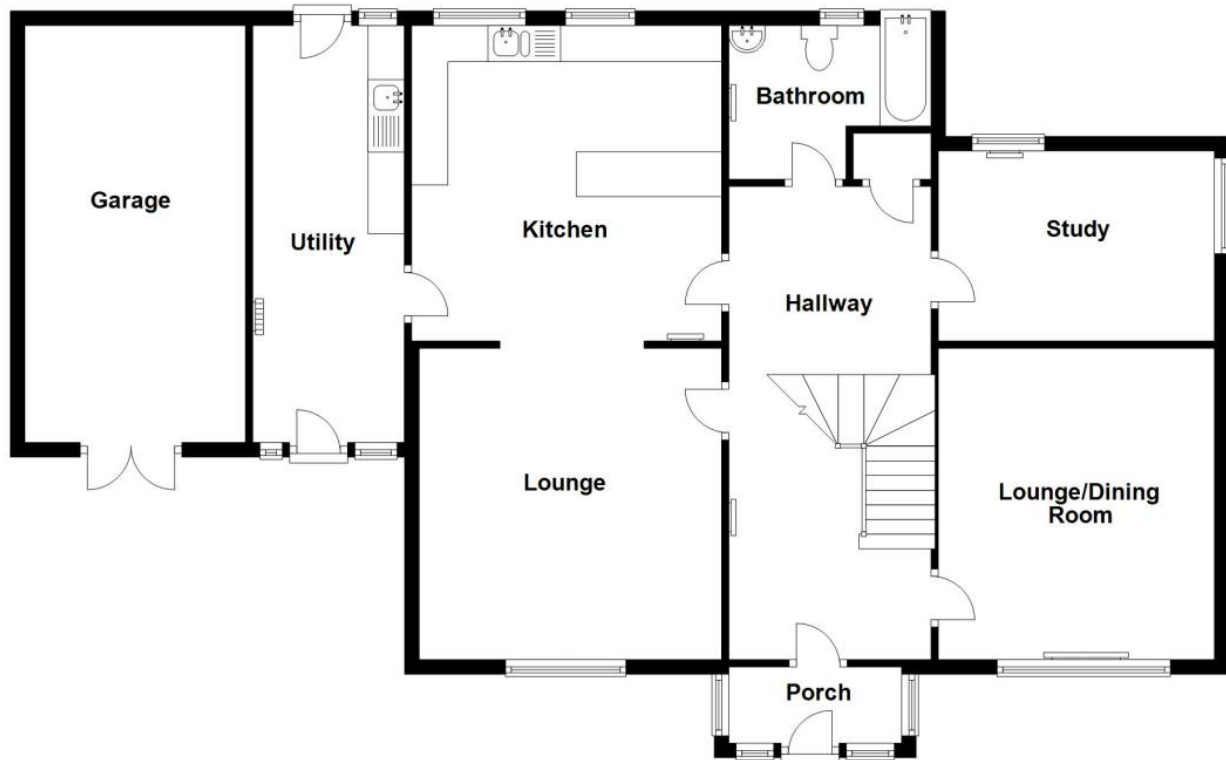
Garden



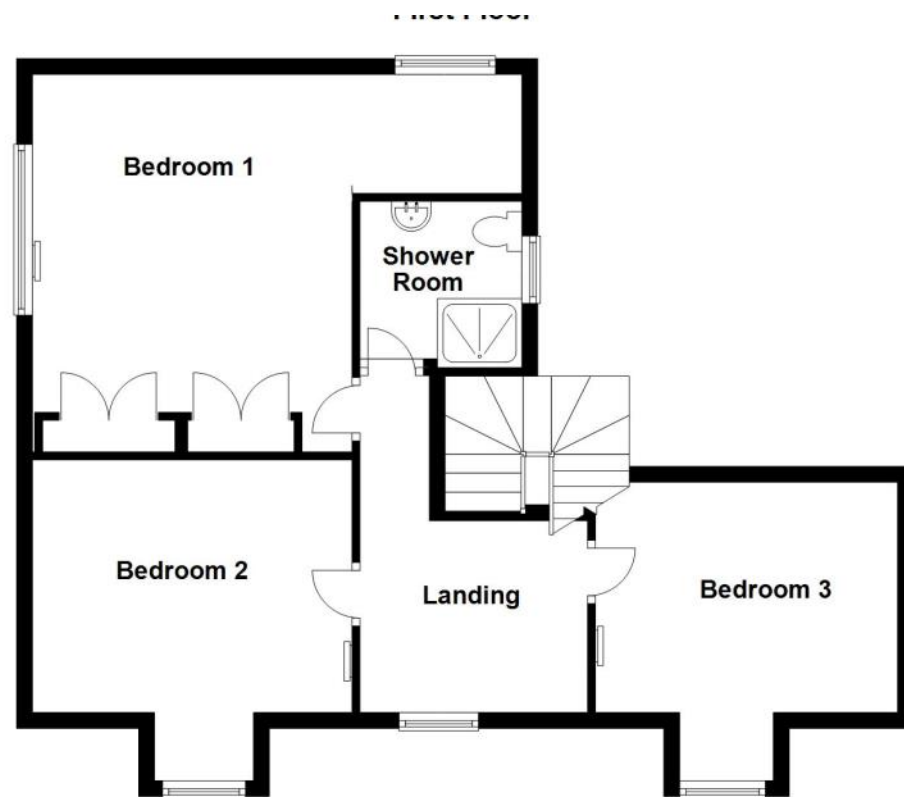
Driveway



Polycrub



Ground Floor



First Floor

Plan description

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Porch 2.38m (7'10") x 1.05m (3'5")

Tiled flooring. Four UPVC double glazed windows. Glazed door to exterior. Glazed door to hallway.

Hallway 6.52m (21'5") x 2.79m (9'2")

Laminate flooring. Stairs to first floor. Under stair storage cupboard. Radiator.

Kitchen 4.27m (14') x 4.08m (13'5")

Laminate flooring. Two UPVC double glazed windows. Fitted floor units. One and a half bowl stainless steel sink. Space for white goods. Radiator.

Bathroom 2.34m (7'8") x 2.16m (7'1")

Vinyl flooring. WC. WHB. Bath unit housing a mixer shower. UPVC double glazed textured window. Radiator.

Lounge 4.29m (14'1") x 4.17m (13'8")

Laminate flooring. UPVC double glazed window. Multi fuel stove. Radiator.

Study 3.80m (12'6") x 2.62m (8'7")

Laminate flooring. Two UPVC double glazed windows. Radiator.

Lounge/Dining Area 4.29m (14'1") x 3.80m (12'6")

Laminate flooring. UPVC double glazed window. Radiator.

Utility 5.48m (18') x 2.09m (6'10")

Laminate flooring. Two textured windows. Fitted floor units. One bowl stainless steel sink. Half glazed door to rear exterior. Half glazed door to front exterior. Storage heater.

Garage 5.75m (18'10") x 3.04m (10')

First Floor

Landing 2.00m (6'7") x 0.88m (2'10")

Fitted carpet. Velux window.

Bedroom 1 6.66m (21'10") x 4.10m (13'5")

Fitted carpet. Two UPVC double glazed windows. Four built in storage cupboards. Radiator.

Bedroom 2 4.03m (13'3") x 3.18m (10'5")

Laminate flooring. UPVC double glazed window. Radiator.

Bedroom 3 3.81m (12'6") x 3.17m (10'5")

Wooden flooring. UPVC double glazed window. Radiator.

Shower Room 2.40m (7'11") max x 2.04m (6'8")

Vinyl flooring. WC. WHB. Shower cubicle housing an electric shower. UPVC double glazed textured window. Heated towel rail.

Prospective purchasers are advised to note formal interest with Ken Macdonald & Co as soon as possible after viewing in order that they may be informed of any closing date.

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Having seen a property you wish to purchase, we can guide you through the process to make it as stress free as possible.

Valuation Service

This service is free of charge and gives you the opportunity for an informal discussion on the marketing and sale of your property.

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