

Oiseval, Brue, Isle of Lewis, HS2 0QW

Offers over £225,000



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Lounge & Dining Room

Description

Ken MacDonald & Co are excited to present this unique opportunity to acquire a detached, four-bedroom bungalow complete with a detached garage and spacious studio/office space. The property offers spacious living accommodation and has the potential for expansion by developing the upper floor, subject to the correct Local Authority consents. It features UPVC double glazing, the heating comprises new, thermostatically electric radiators, storage heater and multi fuel stove. There is insulation in the walls and underfloor areas. The bungalow is surrounded by beautifully landscaped gardens with graveled off-road parking that leads to a generously sized garage.

The studio, located at the rear of the property, has previously operated as a successful photography studio with showroom and office space, also equipped with UPVC double glazing. A private footpath provides access from the main roadway, making it well-positioned to capture foot traffic from the popular tourist route.

Situated on the scenic west coast of Lewis, the property is approximately 12 miles from Stornoway town centre. Nearby villages offer a range of amenities, including a shop, fuel station, schools, and churches. The village of Brue, about one mile in length, leads to the sandy Barvas shore, perfect for walking and fishing

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Kitchen



Conservatory





Bedroom 1



Bedroom 2





Bedroom 3



Bedroom 4





Bathroom



WC/Utility



Workshop/Studio (Lower Level)





Workshop/Studio Space (Upper Level)



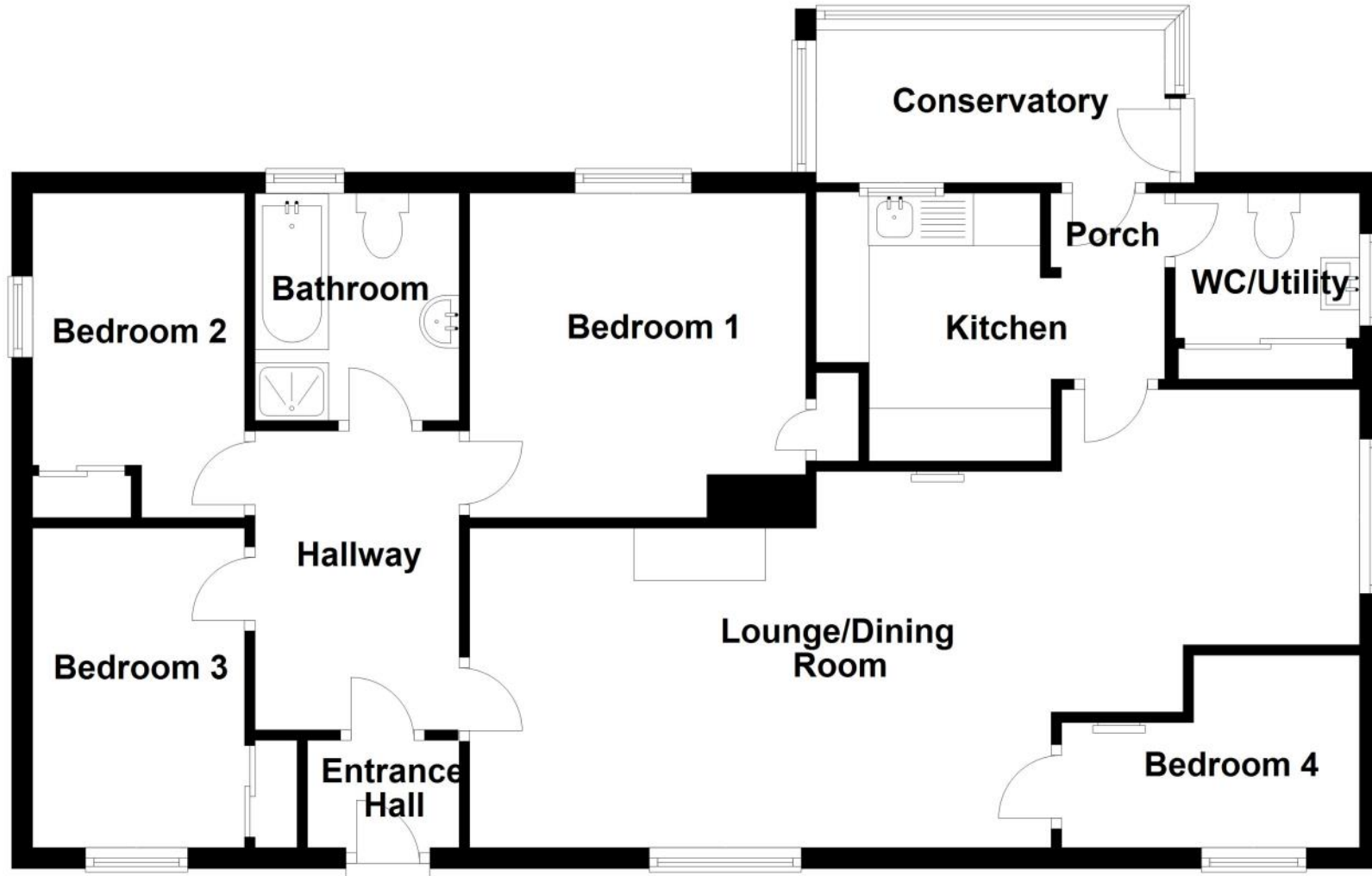


External



Directions

Travelling out of Stornoway town centre passing Co-op superstore travelling north across the Barvas Moor. On arriving at Barvas take the first turning to your left after the filling station. Follow the main road for approximately ½ a mile and take the turning to your right into Brue, the property is the first on your left hand side.



House Floorplan

Plan description

Front Porch 1.61m (5'4") x 1.05m (3'5")

Laminate flooring. Glazed UPVC exterior door.

Hallway 3.12m (10'3") x 2.10m (6'11")

Laminate flooring. Night storage heater.

Bedroom 1 4.09m (13'5") x 3.20m (10'6")

Laminate flooring. UPVC double glazed window. Built-in cupboard housing water tank. Digital electric radiator.

Bedroom 2 3.44m (11'4") x 2.57m (8'5")

Laminate flooring. Built-in wardrobe with sliding louvered doors. UPVC double glazed window. Digital electric radiator.

Bedroom 3 4.10m (13'5") x 2.57m (8'5")

Laminate flooring. UPVC double glazed window. Built-in wardrobe storage space. Digital electric radiator.

Bathroom 2.84m (9'4") x 2.11m (6'11")

Tiled flooring. UPVC double window. WC. WHB. Bath. Shower cubicle housing an electric shower. Heated towel rail.

Lounge/Dining Room

Wooden flooring. Large UPVC double glazed window. UPVC window overlooking side with views of Loch Mor Barvas. Multifuel stove. Storage heater.

Bedroom 4 3.42 (8'6") x 2.05m (8'6")

Wooden flooring. UPVC double glazed window. Digital electric radiator.

Kitchen 3.64m (11'11") x 2.59m (8'6")

Tiled flooring. UPVC window to conservatory. Fitted floor and wall units. One and a half bowl inset stainless steel sink. Tiled splashback. Integrated hob, extractor fan, oven, microwave, fridge freezer and dishwasher. with integrated extractor fan.

Rear Porch 1.09m (3'7") x 1.08m (3'7")

Tiled flooring. Glazed UPVC exterior door to conservatory.

WC/Utility 2.45m (8'1") x 1.90m (6'3")

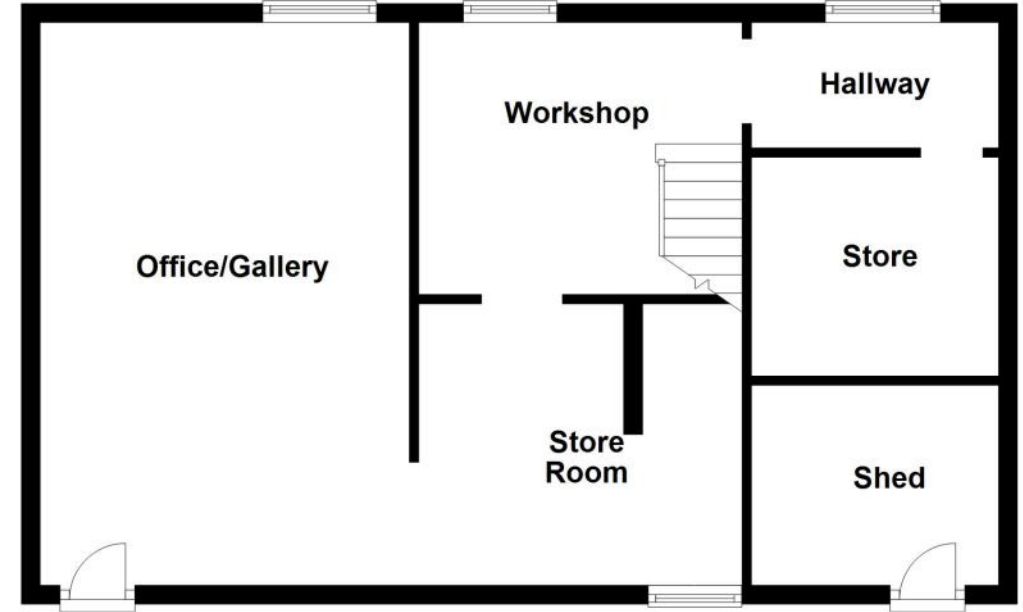
Tiled flooring. White WC & Belfast sink. Plumbed for washing machine. Large built-in storage cupboard. UPVC double glazed window.

Conservatory 4.43m (14'6") x 1.92m (6'4")

Laminate flooring. UPVC double glazed with polycarbonate roofing.

Studio/Workshop

Office/Gallery	6.02m (19'9") x 3.95m (13')
Store Room	1.97m (6'5") x 1.56m (5'1")
Workshop	3.99m (13'1") x 2.92m (9'7")
Hallway	2.94m (9'8") x 1.12m (3'8")
Store	2.88m (9'5") x 2.59m (8'6")
Shed	2.98m (9'9") x 2.09m (6'10")
Workshop 2	4.55m (14'11") x 2.81m (9'2")
Workshop 3	3.45m (11'4") x 3.11m (10'2")
Office	2.86m (9'5") x 2.84m (9'4")



General: Whilst we endeavour to make these particulars as accurate as possible they are set out as a guide only and are not guaranteed. All measurements are approximate and are intended for general guidance only. Room sizes are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the services or any of the equipment or appliances in the property we strongly advise prospective buyers 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. THE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS.

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