

East Quay, Rushgarry, Bernerway, HS6 5BG

Offers over £185,000



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Lounge

Description

Ken MacDonald & Co are pleased to welcome to the market this detached two bedroom property beautifully positioned in the village of Rushgarry, Berneray. The home is heated by radiators connected to an oil fueled combination boiler and is fitted with UPVC double glazing throughout. The property features a spacious lounge with open access to the kitchen, creating a bright and airy open-plan feel. It offers two generous double bedrooms and a modern shower room, all conveniently arranged on one level, making it fully accessible and ideal for a wide range of buyers.

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Kitchen





Bedroom 1



Bedroom 2





Entrance Hallway



Shower Room

Recently, the current owners secured planning permission for an extension, designed to enhance the living space and provide an ideal area for entertaining. The proposed plans include large windows to make the most of the stunning sea views visible from the front of the property. The large loft space also provides room for expansion subject to the correct Local Authority permissions.

Externally the property benefits from easily maintained garden grounds with a graveled driveway suitable for parking a vehicle and a shed for the storage of outdoor equipment or use as a workshop. There is also room for outdoor furniture to be perfectly placed to soak up the summer sun and enjoy the views of the mainland hills.

The local primary school and secondary school are approximately half an hour drive from the property, there is a bus that covers this route. Within a short driving distance there is a local shop and Post Office and there is also the Berneray shop and Bistro.

Directions

Coming off the ferry at Berneray take your right hand turning. Drive for approximately one and a half miles until you reach a signpost for Rushgarry. East Quay is the fourth property on the right hand side after the sign.





External



Area for approved extension

Plan description

Lounge **4.26m (14') x 4.19m (13'9")**
Laminate flooring. Two UPVC double glazed windows. Opening to kitchen.
Two radiators.

Kitchen **4.20m (13'9") x 3.11m (10'2")**
Laminate flooring. Fitted wall and floor units. Two bowl ceramic Belfast sink.
Integrated oven and grill. Space for white goods. UPVC double glazed window.
Radiator.

Hallway **2.84m (9'4") x 2.00m (6'7")**
Laminate flooring. Half glazed UPVC external door. UPVC double glazed
window. Radiator.

Bedroom 1 **4.26m (14') x 3.42m (11'3")**
Fitted carpet. UPVC double glazed window. Radiator.

Bedroom 2 **3.31m (10'10") x 3.29m (10'10")**
Fitted carpet. UPVC double glazed window. Radiator.

Shower Room **2.30m (7'7") x 1.79m (5'10")**
Laminate flooring. Tiled wall behind shower. WC. WHB. Shower cubicle
housing an electric shower. UPVC double glazed window. Heated towel rail.



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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