

# 63 Garrabost, Point, Isle of Lewis, HS2 0PW

## Offers over £310,000



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### ***Description***

Ken MacDonald & Co are delighted to bring to the market this immaculate and modern detached four-bedroom home, located in the sought-after village of Garrabost. Built in 2010, this beautifully presented property enjoys a stunning elevated position with breathtaking views over Broadbay with the Harris Hills, Beinn Barvas and Murneag on the horizon. Designed for comfortable family living, the home benefits from efficient oil-fired central heating, further enhanced by a cosy multifuel stove—perfect for those colder evenings. UPVC double glazing is installed throughout.

The property features a spacious open-plan kitchen, dining, and lounge area, along with a separate lounge for additional living space. There are four double bedrooms, three of which include built-in wardrobes, while the master bedroom benefits from an ensuite shower room. A versatile family room offers the option of a fifth bedroom if required. The home also includes a well-appointed family bathroom and a utility room with a WC located near the back entrance. A large double garage is accessible from within the property as well as via a wide up-and-over door externally.





Lounge







**Master Bedroom & En-suite Shower Room**







Bedroom 2



Bedroom 3







**Bedroom 4**



**Family Room**







**Bathroom**



**Hallway**







Utility & WC











**External**







The property is set within generously sized, low-maintenance garden grounds. A stone driveway offers ample parking for multiple vehicles and leads directly to a spacious, attached double garage—ideal for vehicle storage, outdoor furniture, tools, and garden equipment. The expansive lawn provides plenty of room for children's outdoor play equipment, making it a family-friendly space. The ramp leading to the front door ensures excellent accessibility, while the decked area at the end offers a perfect spot to take in the stunning views. With its spacious layout and expansive garden grounds, this property is the perfect forever home for making lasting memories.

### ***EPC BAND C***

### ***Directions***

Travelling out of Stornoway town centre passing the council offices along Sandwick Road and onto Olivers Brae. Continue through Sandwick, passing the airport and across the Braighe into the district of Point. Travel for approximately 2 miles passing through the village of Aignish and into Garrabost. Continue for approximately 1 mile through Garrabost. As you reach the end of the village passing two churches to your right hand side you will start to climb a hill, number 63 Garrabost is the last property on the left at the end of the village.



**Plan Description**

**Kitchen**                                **7.16m (23'6") x 4.00m (13'1")**  
Laminate flooring. Fitted wall and floor units. One and a half bowl stainless steel sink. Space for fridge freezer. Range cooker included in sale. Tiled splash back. Two UPVC double glazed windows. Radiator.

**WC**                                        **1.98m (6'6") x 1.74m (5'9")**  
Tiled flooring. Half tiled wall. WC. WHB. UPVC double glazed window.

**Utility**                                **4.91m (16'1") x 1.74m (5'9")**  
Laminate flooring. Fitted wall and floor units. One bowl stainless steel sink. Interl access door to garagae. Half glazed UPVC door to external. UPVC double glazed window. Radiator.

**Hallway**                                **9.45m (31') x 1.09m (3'7")**  
Engineered Oak flooring. Built in cupboard storage space. Radiator.

**Garage**                                **6.99m (22'11") x 5.20m (17'1")**  
Concrete floor. UPVC double glazed window. Large up and over door.

**Family Room**                        **4.26m (14') x 3.54m (11'7")**  
Engineered oak flooring. UPVC double glazed French doors. Radiator.

**Lounge**                                **5.37m (17'7") x 4.72m (15'6")**  
Engineered oak flooring. Multi fuel stove. Two large UPVC double glazed windows. Radiator.

**Porch**                                **1.61m (5'3") x 1.58m (5'2")**  
Engineered oak flooring. Half glazed UPVC external door.

**Master Bedroom**                    **4.78m (15'8") x 2.98m (9'9")**  
Fitted carpet. Two built in wardrobes with mirrored sliding doors. UPVC double glazed window Radiator.

**En-suite Shower Room**        **2.32m (7'7") x 1.09m (3'7")**  
Vinyl flooring. Half tiled wall. WC. WHB. Shower cubicle housing a mixer shower. UPVC double glazed window.

**Bedroom 2**                            **3.46m (11'4") x 2.93m (9'7")**  
Fitted carpet. Built in wardrobe with mirrored sliding doors. UPVC double glazed window. Radiator.

**Bedroom 3**                            **3.05m (10') x 2.93m (9'7")**  
Fitted carpet. Built in wardrobe with mirrored sliding doors. UPVC double glazed window. Radiator.

**Bedroom 4**                            **3.45m (11'4") x 2.98m (9'9")**  
Engineered oak flooring. UPVC double glazed window. Radiator.

**Bathroom**                            **2.93m (9'7") x 2.18m (7'2")**  
Tiled flooring. Half tiled wall. WC. WHB. Freestanding bath. Quadrant shower housing a mixer shower. Heated towel rail.



**Floorplan**







**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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