

46B Coll, Isle of Lewis, HS2 0LR

Offers over £345,000



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46B





## Kitchen/Dining Area

### *Description*

Ken Macdonald & Co are delighted to present to the market this impressive new-build property comprising four bedrooms. This stunning home benefits from double-glazed windows and oil-fired central heating, ensuring excellent energy efficiency. This efficiency is further enhanced by the addition of solar panels on the roof, making the property both modern and environmentally friendly.





Kitchen











Lounge



Hallway leading to Bedroom 3



Entrance Porch





Master Bedroom & En-suite Shower Room







## Bedroom 2











### Bedroom 3

#### ***Description***

The ground floor comprises an entrance porch, two bedrooms—one of which could be utilised as a family room—along with an open-plan kitchen and dining area that flows into a spacious lounge. Double doors connect these spaces, allowing you to create a large open area ideal for entertaining. The ground floor also includes a shower room, a practical utility area with large double doors leading to additional storage, and a generous storage cupboard beneath the stairs. The first floor comprises two further generously sized bedrooms, each benefiting from its own en-suite shower room. In addition, there are two convenient storage cupboards—one ideal for general storage and the other housing the boiler.





**Bedroom 4**



**Utility**



**Shower Room**

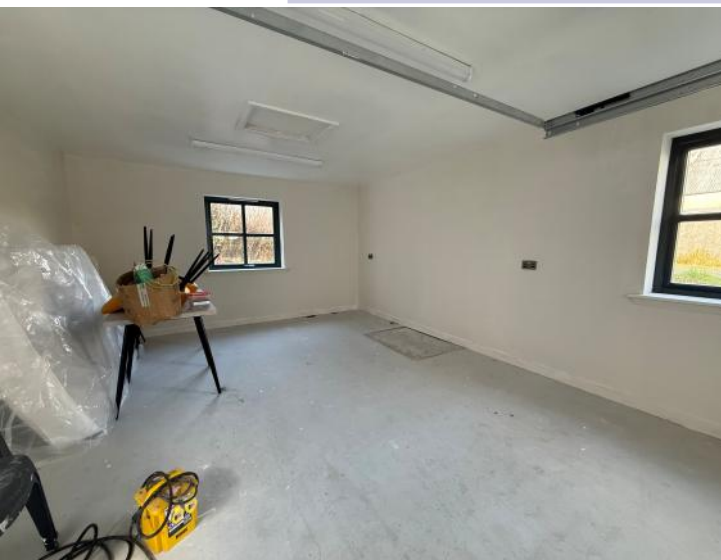


**Landing**





## Garden Grounds & Garage



### *Description*

The property occupies an impressive half-acre plot, which is notably larger than most in the surrounding area. This generous land size provides an extensive garden space, offering ample room for outdoor recreation, landscaping, or potential future enhancements.

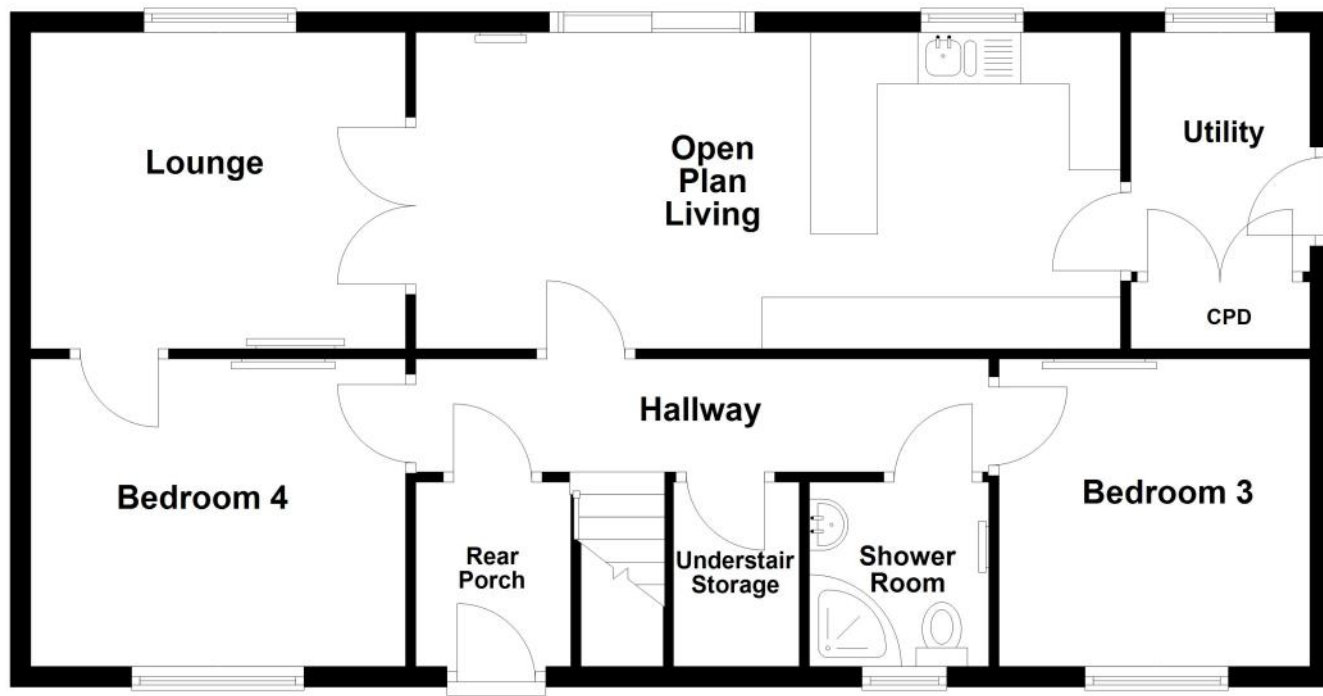
To the rear of the property, there is a single-car garage providing convenient off-street parking or additional storage. The current owner has already secured planning approval to convert this garage into a short-term let or holiday accommodation, presenting an excellent opportunity for additional income.

*The Planning Reference number is 25/00047 and the drawings of the proposed floorplan are available upon request.*

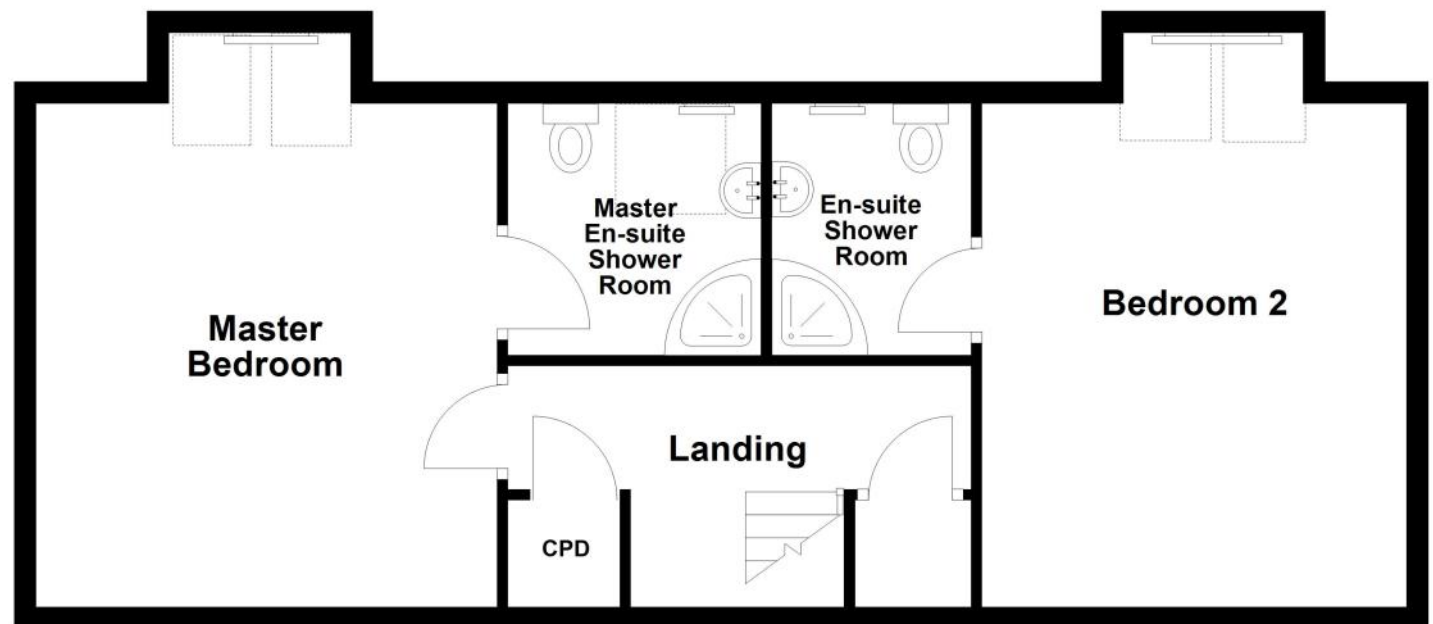








**Ground Floor**



**First Floor**



## Ground Floor

**Rear Porch** 1.79m (5'11") x 1.51m (4'11")

Vinyl flooring. UPVC door with double glazed panel to rear.

**Open Plan Living** 6.84m (22'5") x 3.08m (10'1")

Solid Oak flooring. Fitted wall and floor units. Respatex splashback. One and a half bowl stainless steel sink. Integrated oven and grill. UPVC double glazed patio doors. Tall radiator.

**Lounge** 3.67m (12'1") x 3.10m (10'2")

Fitted carpet. Large UPVC double glazed window. Radiator.

**Utility** 2.33m (7'8") x 1.75m (5'9")

Solid Oak Flooring. Space for white goods. Large storage cupboard. UPVC double glazed window. Radiator.

**Hallway** 5.58m (18'4") x 1.10m (3'7")

Solid Oak Flooring. Radiator. Access to Understair storage cupboard.

**Bedroom 3** 3.03m (9'11") x 2.98m (9'9")

Fitted carpet. UPVC double glazed window. Radiator.

**Bedroom 4** 3.67m (12'1") x 2.98m (9'9")

Laminate flooring. UPVC double glazed window. Radiator.

**Shower Room** 1.79m (5'11") x 1.75m (5'9")

Vinyl flooring. WC. WHB. Shower cubicle housing a mixer shower. UPVC double glazed window. Radiator.

## First Floor

**Master Bedroom** 4.57m (15') x 4.18m (13'9")

Fitted carpet. Velux window. Radiator.

**Master En-suite Shower Room** 2.30m (7'6") x 2.29m (7'6")

Vinyl flooring. WC. WHB. Shower cubicle housing a mixer shower. Radiator.

**Bedroom 2** 4.57m (15') x 3.85m (12'8")

Fitted carpet. Velux window. Radiator.

**En-suite Shower Room** 2.28m (7'6") x 1.81m (5'11")

Vinyl flooring. WC. WHB. Shower cubicle housing a mixer shower. Radiator.

**Landing** 4.21m (13'10") x 1.12m (3'8")

Fitted carpet.



### ***Directions***

Travel North out of Stornoway passing the Western Isles Hospital. Follow this road passing Laxdale primary school and take the second turning on your right and travel for approximately 6 miles until you reach the village of Coll. Continue along this road until you reach the left-hand turning sign-posted for Outend Coll, turn left and carry on along the road until you reach a right hand turning. Turn right and 46B Coll is 3rd property on the left

**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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