

# WESTERN ISLES PROPERTIES LTD

Blackwater View, Newmarket,  
Isle of Lewis, HS2 0ED

Offers over £235,000 are invited



- New build, superior turnkey modern detached 3-bedroom bungalow offered for sale
- Scotframe val-u-therm package property built to a high spec
- Achieved a specific level of sustainability in a variety of aspects within building standards
- Nicely appointed in a popular and peaceful semi-rural area
- Generously proportioned open plan modern kitchen/diner with a focal free-standing kitchen island
- Front aspect lounge looks over forestry and distant views of Broadbay
- Front porch leads to L shape hall
- All 3 bedrooms have built in mirrored wardrobes
- Bedroom 3 has en suite facilities
- Bathroom has a 3-piece suite and a separate quadrant shower
- Ecodan heat pump providing under floor thermostatic controlled heating
- Windows are of double glazed upvc high performance with side hung open casement
- Secure timber bounded garden finished with lawn, chips and concrete paths
- Large parking area to rear provides opportunity to build garage/workshop
- Minutes from town centre
- EPC - B

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Kitchen Diner



Kitchen Diner



Kitchen Diner



Lounge



Lounge



Bathroom



Bedroom 1



Bedroom 2



Bedroom 3



## Directions

Travel out of Stornoway town centre on the A857 passing the Western Isles Hospital. Follow the main road past the junction for Tong and Back. Continue to the end of the village and take a right hand turn onto a tarred access road. Our for sale sign should be in view.

## Description

On the outskirts of Stornoway, only a few minute's drive from the town centre, and all necessary local amenities, we are pleased to welcome to the market this **new build**, superior turnkey modern detached 3-bedroom bungalow set back privately from the main road. The Scotframe val-u-therm package property has been built to a high specification achieving a specific level of sustainability in a variety of aspects within building standards. This refreshing and exciting opportunity provides a nicely appointed family accommodation which caters for all the needs of modern day living and also provides greater energy efficiency and reduced costs through thermal performance, air tightness and insulation.

Accommodation comprises kitchen/diner, lounge, front porch, hall, 3 bedrooms, 1 en suite and family bathroom. Generously proportioned open plan kitchen/diner with floor to ceiling cabinets incorporating some appliances and remaining units also have integrated appliances. The freestanding kitchen island compliments the functionality of the entire kitchen. Lounge looks over forestry and distant views of Broadbay. L shaped hall allows access to all rooms. All 3 bedrooms have built in mirrored wardrobes. Bedroom 3 has full en suite including Sandringham freestanding bath on wooden leg stands and double rectangular wash basin design vanity suite. Separate quadrant shower enclosure is also included with a double shower head. Pre-finished Koto veneer doors throughout.

Windows are of double glazed upvc high performance with side hung open casement. Ecodan heat pump provides under floor thermostatic controlled heating throughout.

Externally the property benefits from having a secure timber bounded garden finished to lawn, chips and concrete paths. Ample area to the rear provides potential for building a garage/workshop.

EPC Banding - B

## Accommodation

### Ground Floor

#### **Kitchen/Diner: 5.50m x 4.46m**

Rear aspect double glazed upvc high performance window with side hung open casement. Rear aspect semi glazed durable composite exterior door with feature stained glass. Side aspect double glazed upvc patio doors. Fully fitted modern kitchen including part floor to ceiling cabinets incorporating fridge freezer, chest height oven and separate grill. Remaining units have integrated Carron Phoenix single bowl sink, dish washer, hob and co-ordinated worktop and splashback. The freestanding kitchen island compliments the functionality of the entire kitchen. Space for washing machine. Under floor thermostatic controlled heating. Pre-finished Koto veneer door. Multi fuel downlighters. Emulsion walls. Laminate flooring. Redwood finishings.

#### **Lounge: 5.30m x 3.23m**

Front aspect double glazed upvc high performance window with side hung open casement looking towards distant views of Broadbay and forestry. Pre-finished Koto veneer door. Redwood finishings. Emulsion walls. Under floor thermostatic controlled heating. Smooth finish concrete floor.

#### **Front Porch:**

Front aspect semi glazed durable composite exterior door with feature stained glass. Leads to hall. Emulsion walls. Under floor thermostatic controlled heating. Redwood finishings. Smooth finish concrete floor.

#### **Hall:**

L shape. Built in large storage cupboard with pre-finish Koto veneer door. Multiple down lighters. Emulsion walls. Location of Ecodan heat pump. Redwood finishings. Under floor thermostatic controlled heating. Smooth finish concrete floor.

#### **Bedroom 1: 3.76m x 3.56m**

Rear aspect double glazed upvc high performance window with side hung open casement. Built in mirrored wardrobe. Emulsion walls. Redwood finishings. Under floor thermostatic controlled heating. Pre-finished Koto veneer solid door. Smooth finish concrete floor.

**Bathroom: 3.75m x 2.39m**

Front aspect double glazed upvc high performance window with side hung open casement. 3-piece bathroom suite including Sandringham freestanding bath on wooden leg stands and double rectangular basin design vanity suite. Separate quadrant shower enclosure with double shower head. Heated towel rail. Extractor fan. Respatex and tiled to splashback. Laminate flooring. Under floor thermostatic controlled heating.

**Bedroom 2: 4.03m x 3.76m**

Front aspect double glazed upvc high performance window with side hung open casement. Built in mirrored wardrobe. Emulsion walls. Redwood finishings. Under floor thermostatic controlled heating. Pre-finished Koto veneer solid door. Smooth finish concrete floor.

**Bedroom 3: 4.27m x 3.55m**

Rear aspect double glazed upvc high performance window with side hung open casement. En suite facilities. 2 x built in mirrored wardrobe. Emulsion walls. Redwood finishings. Under floor thermostatic controlled heating. Pre-finished Koto veneer solid door. Smooth finish concrete floor.

**En Suite: 2.63m x 1.18m**

Front aspect double glazed upvc high performance window with side hung open casement. 2-piece Lyon toilet suite with vanity wash basin and concealed cistern design. Heated towel rail. Shower enclosure with double shower head. Walls fully tiled. Respatex finish to splashback. Under floor thermostatic controlled heating. Ceramic tiled flooring.



Rear of Property



Front Garden Area



View

**The only dedicated property centre in the Western Isles**

Company Registration No: 228241 · Place of Registration: Scotland · Registered Office: 20 Francis Street



The above details are believed to be correct but are not definite; they are simply intended to indicate the main features of the property. These details will not form any part of a contract. Interested parties should satisfy themselves on all details. The availability of this list does not necessarily imply that any property is still available.

Company Registration No. 228241. Place of Registration: Scotland. Registered Office: 20 Francis Street, Stornoway, HS1 2NB.