



**Ken MacDonald & Co
Solicitors & Estate Agents
Stornoway, Isle of Lewis**

**Eoropie, 47 Lower Bayble, Point,
Isle of Lewis, HS2 0QA**

Offers over £275,000





Kitchen/Dining Area



Description

Offered for sale is this four bedroom detached bungalow located in the village of Lower Bayble. The living spaces are bright, airy and generous with a particularly expansive open plan kitchen/dining area which is ideal for entertaining. This modern home is decorated neutrally throughout giving the opportunity for the purchaser to put their own stamp on it and provides comfortable living accommodation with ample built in storage throughout. Benefiting from UPVC double glazing and oil fired central heating with a multifuel stove in the lounge. There is further potential for development of a further four bedrooms and bathroom to the first floor subject to local authority consent. There is also a concrete foundation built which is ready for a garage/building to be erected as well as a large area of ground that has had ground works done for future developments. The croft tenancy, which extends to approximately 0.929ha, is also offered for sale and extends to the sides of the subjects. Situated approximately 6 miles from Stornoway town centre the property enjoys a peaceful countryside location with primary school, pier, beach and play park all within a brief walking distance of property making this a popular location for a family home.

Sale of the croft subject to crofting commission approval.

Directions

Travel out of Stornoway town centre passing the Council Offices and along Sandwick Road. Continue along Olivers Brae, through Sandwick and Parkend and across the Braighe into the district of Point. Pass through the village of Aiginish and onwards into Garrabost. Take the first right heading down towards the school and Bayble beach. After the school pass the turning on the right marked, "Pabail Iarach" and take the next turning on the right and the property is situated at the end of that track.

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Lounge



Bedroom 1



Bedroom 2



Bedroom 2 En-Suite



Bedroom 3



Bedroom 4



Bathroom



Utility

WC



Loft



Rear Aspect



Croft



Croft land with ground works



Garden Grounds



Concrete base for garage/building



Side Aspect and View



View

Plan description

Porch 2.14m (7') x 1.57m (5'2")

Laminate flooring. Door to exterior and hallway. Built in storage cupboard. Radiator.

Hallway 11.88m (39') x 1.78m (5'10")

Laminate flooring. Doors to kitchen/dining room, bedroom 1, bedroom 2, bedroom 3, bedroom 4 and bathroom. Double doors to lounge. Radiator.

Kitchen/Dining Room 7.50m (24'7") x 4.43m (14'6")

Laminate flooring. Two UPVC double glazed windows. Fitted floor and wall units. One and a half bowl sink. Sliding doors to exterior. Door to utility. Two radiators.

Utility 4.06m (13'4") x 3.16m (10'4")

Vinyl flooring. UPVC double glazed window. Fitted floor and wall units. Space for white goods. Radiator. Doors to WC & storage cupboard. Half glazed door to exterior.

WC 1.70m (5'7") x 1.13m (3'9")

Vinyl flooring. White WC & WHB.

Lounge 8.26m (27'1") x 5.05m (16'7")

Laminate flooring. Two large UPVC double glazed windows. Fireplace housing multifuel stove. Radiator.

Bedroom 1 4.45m (14'7") x 2.94m (9'8")

Fitted carpet. UPVC double glazed window. Built in wardrobe. Radiator.

Bedroom 2 3.77m (12'4") x 2.81m (9'3")

Fitted carpet. UPVC double glazed window. Built in wardrobe. Door to en-suite. Radiator.

En-suite 2.65m (8'8") x 1.32m (4'4")

Laminate flooring. Textured window. White WC & WHB. Shower cubicle housing mixer shower. Heated towel rail.

Bathroom 2.64m (8'8") x 2.04m (6'8")

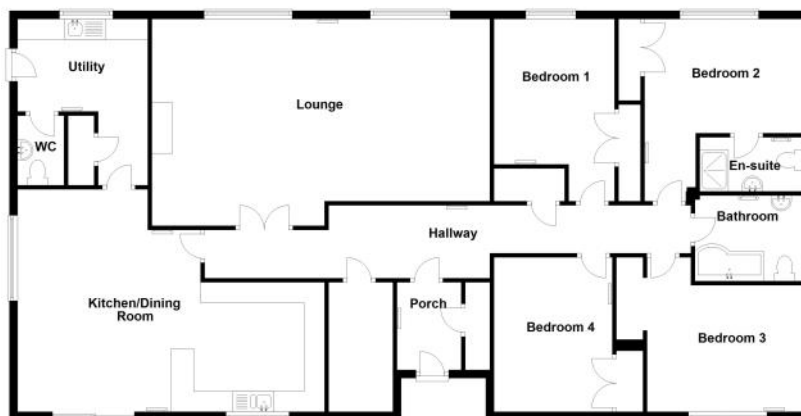
Vinyl flooring. Textured window. White three piece bathroom suite comprising of WC, WHB & Bath. Heated towel rail.

Bedroom 3 3.79m (12'5") x 3.09m (10'2")

Fitted carpet. UPVC double glazed window. Built in wardrobe. Radiator.

Bedroom 4 3.78m (12'5") x 2.89m (9'6")

Fitted carpet. UPVC double glazed window. Built in wardrobe. Radiator.



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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