

**25 STEWART DRIVE, STORNOWAY,
ISLE OF LEWIS, HS1 2TU
OFFERS OVER: £385,000**

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**DEREK MACKENZIE
SOLICITORS**



**FOR
SALE**

An excellent opportunity has arisen to purchase this stunning, spacious, detached five bedroom family home located in a private residential area on the outskirts of Stornoway.

**DEREK MACKENZIE
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In a convenient and prominent private residential area on the outskirts of Stornoway, we are delighted to present to the market in pristine decorative order this beautiful, modern, generously proportioned detached 5 bedroom dwelling house ideally suited for family accommodation. The well maintained property enjoys a quiet and peaceful neighbourhood and is just a short walk to the Town Centre.

The property has bright accommodation throughout comprising ground floor kitchen, utility room, dining area, large lounge with wood burning stove, front porch, bathroom with sauna and 2 bedrooms - one with en-suite. First floor comprises master bedroom with en-suite and dressing area, 2 additional bedrooms and W/C.

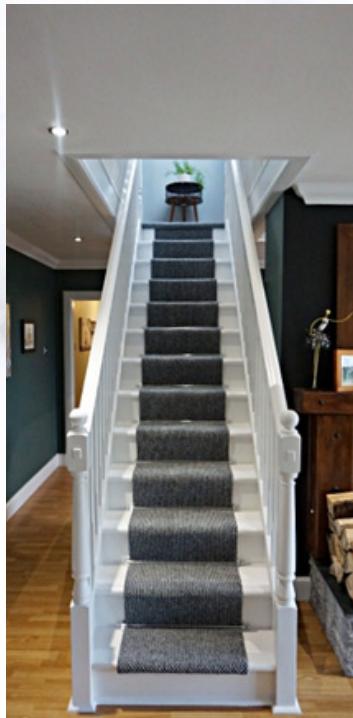
Externally the property benefits from attached garage and spacious garden ground surrounding the property. There is a decking area to the rear of the property with a stylish concrete BBQ, a charming Sun House and bar area and 5 person Hot Tub. There is a local primary school and shop nearby, with a regular bus service into the main town of Stornoway, which is 1 mile away, with all amenities and services including shops and supermarkets, restaurants, healthcare, education, art centre, sports facilities and transport links



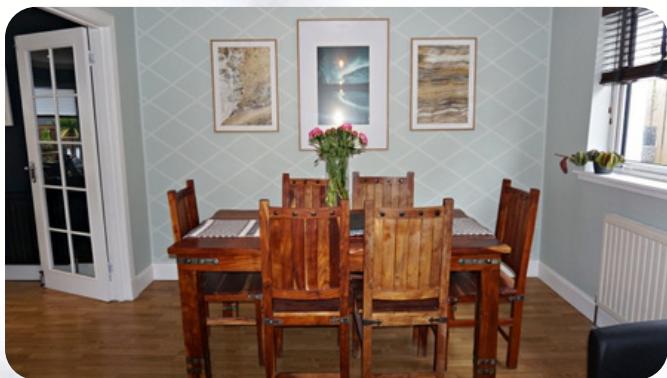
Kitchen & Utility Room



Lounge



Dining Area



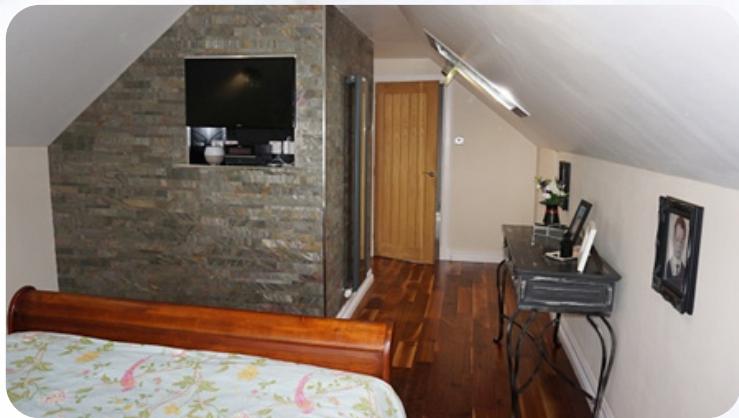
Landing & Hallway



Main Bathroom



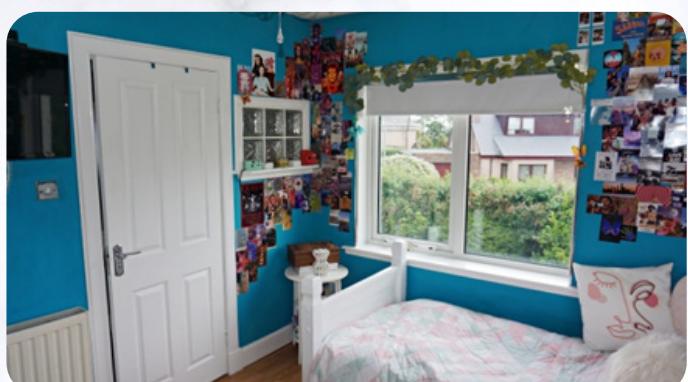
Master Bedroom, En-Suite & Dressing Area



Bedroom 2



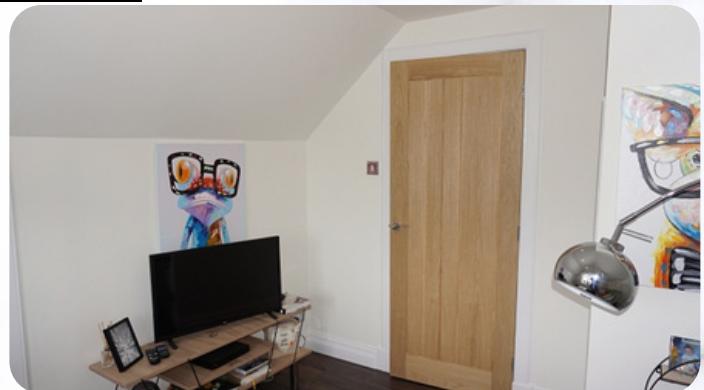
Bedroom 3 & En-Suite



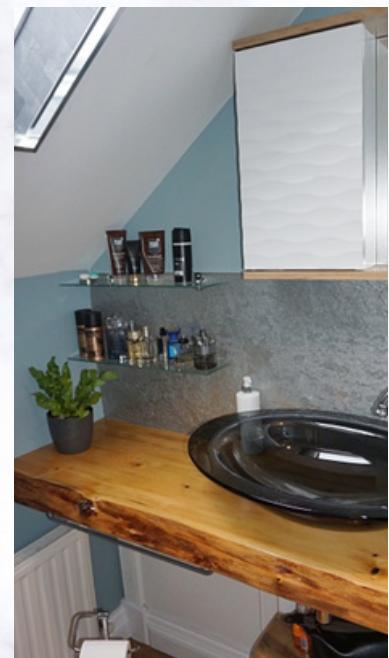
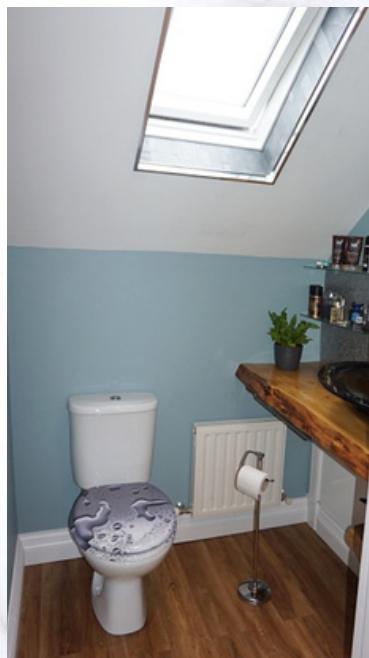
Bedroom 4



Bedroom 5



W/C

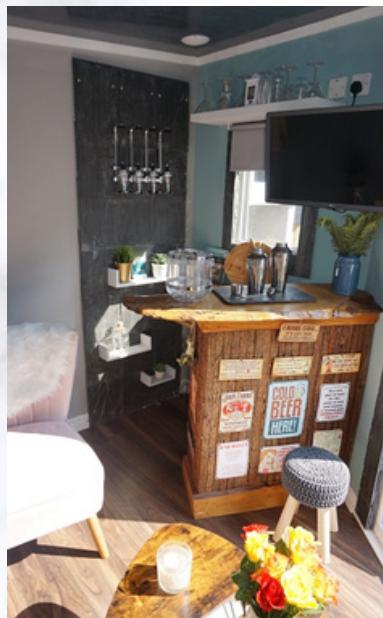


External

Front



Rear



Garage

MEASUREMENTS

Kitchen - 6.39m x 3.42m

Fitted floor and wall units, 7 ring gas hob and cooker, stainless steel sink with mixer tap and natural stone cladding splashback, laminate flooring and UPVC double glazing windows.

Utility Room - 2.57m x 1.81m

Fitted floor and wall units, stainless steel sink with mixer tap, space for washer and dryer, storage cupboard, UPVC double glazing window and tile flooring

Dining Area - 3.04m x 3.29m

Spacious dining area with feature lighting, laminate flooring, UPVC double glazing window and double French doors

Lounge - 6.07m x 7.00m

Spacious family room housing wood burning stove with wooden surround and natural slate tiles, bespoke wooden staircase with feature runner carpet leading to first floor, UPVC patio doors leading to decking, laminate flooring, spot lights and under stair office space

Master Bedroom - 6.31m x 3.64m En-suite - 2.58m x 1.41m

Dressing Area - 1.65m x 1.19m

Bedroom - spacious room with coomed ceiling and natural stone feature wall, LED spot lights, walnut engineered laminate flooring, installed Bluetooth music system, UPVC double glazing

En-suite - W/C, digital shower, sink with mixer tap, and storage
Dressing Area - open plan shelving and clothing rail

Bedroom 2 - 3.95m x 3.48m

Bright double bedroom with UPVC windows, laminate flooring.

Bedroom 3 - 3.95m x 3.11m En-Suite - 2.36m x 1.16m

Bright double bedroom with UPVC windows and laminate flooring. En-suite with W/C, sink with mixer tap and mains operated shower

Bedroom 4 - 4.21m x 2.36m

Bright bedroom with fitted storage cupboard, laminate flooring and UPVC double glazing

Bedroom 5 - 3.00m x 3.29m

Bright bedroom with fitted storage cupboard, laminate flooring and UPVC double glazing

Main Bathroom - 3.70m x 3.12m

Spacious, split level bathroom housing W/C, Bath, walk in digital rainfall shower, marble sink with mixer tap and slate splashback, sauna, bluetooth speaker system, focal point cast iron fireplace, feature natural stone lighting and laminate flooring

Ground Floor Hallway - 5.20m x 1.15m

Laminate flooring and radiator

First Floor Hallway - 5.33m x 2.89m

Stunning bespoke wooden staircase and banister with feature runner carpet, fitted carpet flooring throughout landing, coomed ceiling with skylight Velux window, storage cupboard and radiator

First Floor W/C - 1.44m x 1.23m

W/C, timber shelf with feature bowl sink and mixer tap, Velux window.

Council Tax: Band E

EPC: Band D

Home Report Available

Viewing is strictly by appointment only

The foregoing particulars of sale are to be used as a guide only. No details are guaranteed and all measurements are approximate and are intended for general guidance only. We have not tested any services, equipment or appliances in the property and we advise prospective purchasers 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

Director: Derek Mackenzie

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