

56 South Shawbost

ISLE OF LEWIS, HS2 9BJ




McEwan Fraser Legal
Solicitors & Estate Agents

Isle of Lewis

OUTER HEBRIDES



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The Location

The village of South Shawbost is a peaceful crofting township located on the west coast of the Isle of Lewis in the Outer Hebrides. The village enjoys a rural setting with sandy shorelines, open moorlands and hillsides, all nearby. Around 10 minutes away are two of the most beautiful sandy beaches that the island has to offer, namely Dalbeg and Dalmore which are also popular for surfing and camping. The South Shawbost beach itself is less than 5 minutes away and is visible from the property. Shawbost also has a primary school.

The property is approximately 19 miles from Stornoway town centre where amenities include shops, supermarkets, hotels, leisure centre, restaurants, primary and secondary school education and places of worship.



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The Property

McEwan Fraser Legal is delighted to present this gorgeous 2 bedroom detached bungalow in South Shawbost on the Isle of Lewis. Although currently functioning as a 2 bedroom home, it could easily be converted to create a 3rd bedroom or even a 4th if desired, as the total floor plan footprint is 195 SQM.



The property showcases expansive views across the peaceful village of Shawbost with the Atlantic Ocean on your doorstep. It's simply stunning.

The property accommodation is all on one level comprising of a total of 195 SQM of internal Space. It was completely renovated and extended in 2013, including a new roof, new bedrooms, conservatory, bathroom, utility room, study, and toilet.

THE HALLWAY

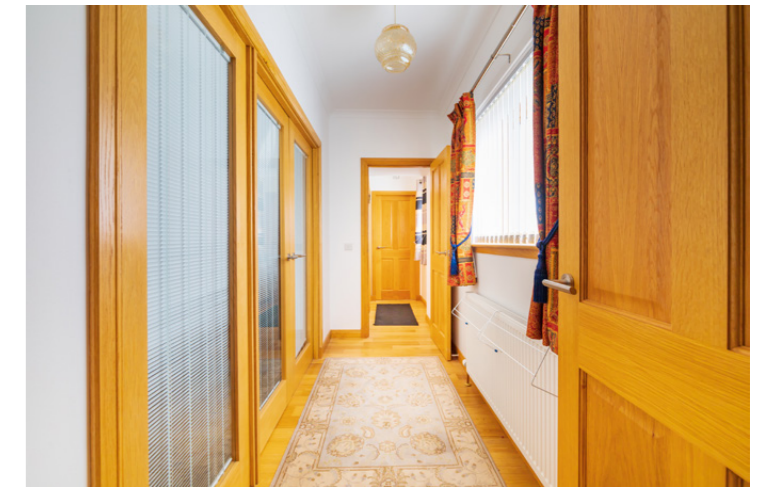




Inside the property comprises of:

- Sunny lounge with wall-mounted, remotely controlled gas fire
- 25 SQM hallway with a wall-mounted ACR multi-fuel stove
- Conservatory with gorgeous outlook
- Spacious fully equipped kitchen/diner with Rayburn range providing central heating
- Samsung American style side-by-side fridge freezer, NEFF electric double oven, Bosch gas hob & NEFF dishwasher
- Utility room with Hotpoint washing machine and Blomberg tumble dryer
- Currently 2 large double bedrooms but with a slight change in layout could create a 3rd bedroom or even a 4th
- Walk-in wardrobe to the master bedroom and second bedroom with fitted wardrobes
- Family bathroom with free-standing bath, shower cubicle, bidet and his & her sinks
- Second modern shower room
- Separate WC
- Office/study with fitted with custom file drawers, shelving and work surface

All white goods, curtains, vertical blinds, light fittings and selected wall-mounted televisions are included in the sale and the owners are willing, by separate negotiation, to include several additional extras.





KITCHEN & UTILITY



THE CONSERVATORY



THE BEDROOMS



THE OFFICE



THE BATHROOMS



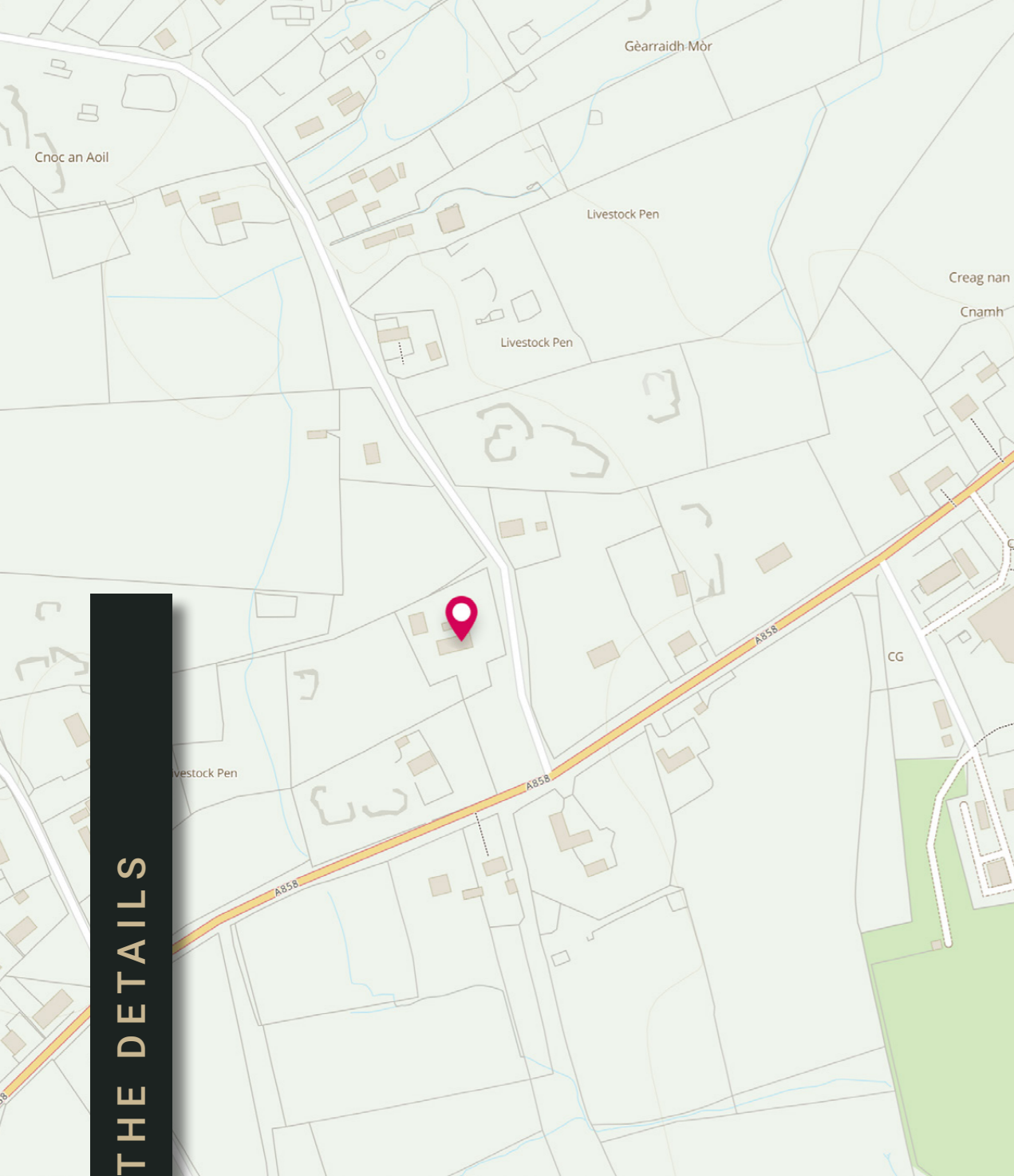
THE GARDEN AREA



Externally the package is equally impressive with not only the beautiful views of Shawbost and the ocean but also the wrap-around plot of 0.9 acre of easily maintained garden, paving and grounds, secured on all four sides by mature hedging and treated wooden fencing. There are seven, well constructed, wooden raised beds installed and cultivated to produce everyday horticultural products on an annual basis. A Polycrub, dimensions 4m x 4m, has also been installed.

A large, detached double garage, approximately 110 SQM, includes an integral shed and workshop and a floored upper level which covers approximately 75% of the total area. It is fitted with power, worktops and storage units and also houses the standby generator which is directly connected to the mains electricity supply. The garage, which has remotely controlled up and over doors, also has ample electrical sockets and free standing storage.

There is also a summer house/log cabin installed on a concrete plinth at the rear; again it is fully powered creating an ideal outdoor living space or an external office.



THE DETAILS

Approximate Dimensions
(Taken from the widest point)

| | |
|------------------|--------------------------------|
| Lounge | 4.10m (13'5") x 3.60m (11'10") |
| Kitchen/Diner | 8.35m (27'5") x 3.20m (10'6") |
| Conservatory | 6.00m (19'8") x 4.00m (13'2") |
| Bedroom 1 | 5.00m (16'5") x 4.10m (13'5") |
| Walk-in Wardrobe | 3.00m (9'10") x 2.90m (9'6") |
| Bedroom 2 | 4.40m (14'5") x 3.80m (12'5") |
| Office | 3.60m (11'10") x 2.80m (9'2") |
| Bathroom | 5.00m (16'5") x 2.70m (8'10") |
| Shower Room | 3.10m (10'2") x 1.50m (4'11") |
| Utility | 2.40m (7'11") x 2.30m (7'7") |
| WC | 1.80m (5'11") x 1.10m (3'7") |

Gross internal floor area (m²): 195m²
EPC Rating: D





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