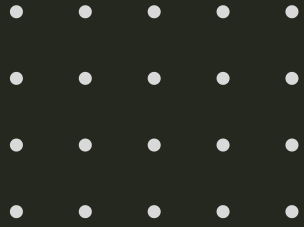




DEREK MACKENZIE
SOLICITOR & ESTATE AGENTS

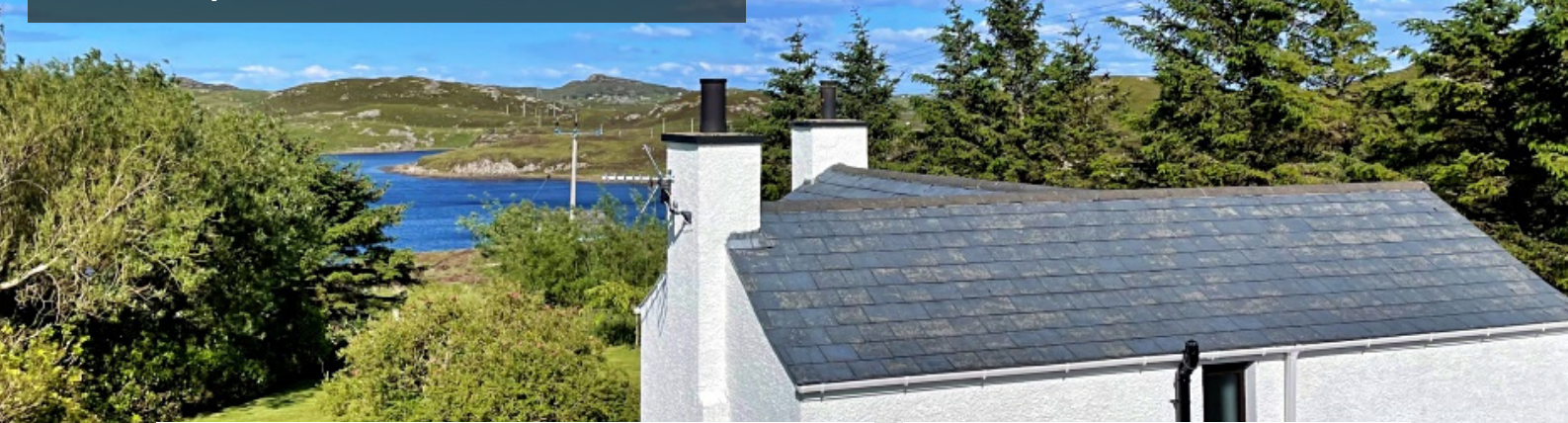
Derek Mackenzie Solicitors & Estate Agent

20-21 North Beach Street, Stornoway
Isle of Lewis, HS1 2XQ



HOUSE FOR SALE

**OFFERS IN THE REGION
OF £115,000**



76 East End Balallan, Isle of Lewis, HS2 9PW

We are delighted to welcome to the market this charming and traditional with a modern twist one bedroom Cottage located on a peaceful Loch in Balallan.

Contact Us -

property@derekmackenzie.com
01851 702211





We are delighted to welcome to the market this charming and traditional with a modern twist one bedroom Cottage located on a peaceful Loch in Balallan.

The property is presented in immaculate, walk-in condition and comprises entrance porch, hallway, kitchen/diner, lounge, shower room and double bedroom. Externally to the front of the property is ample garden space with an array of mature shrubs and plants and enjoys stunning, tranquil views over Loch Na Deasport.

This could be an excellent opportunity for those in the Buy-to-Let industry as the property has previously been utilised as a successful Air BnB - All furniture within the property included in the sale price. The property could also be ideal for a professional couple seeking a peaceful lifestyle.

Balallan is situated between both the main town of Stornoway, Lewis and the main town of Tarbert, Harris. There are a number of amenities nearby including Post Office and a community hub comprising museum, charity shop and launderette. There is a local primary school and filling station a 10- minute drive away and a regular bus service into the main town of Stornoway, which is 15 miles away, with all amenities and services

Lounge - 2.87m x 3.88



Kitchen - 3.39m x 3.68m



Shower Room - 2.34m x 1.81m



Bedroom - 3.33m x 3.68m



Garden



Additional Information

Home Report available

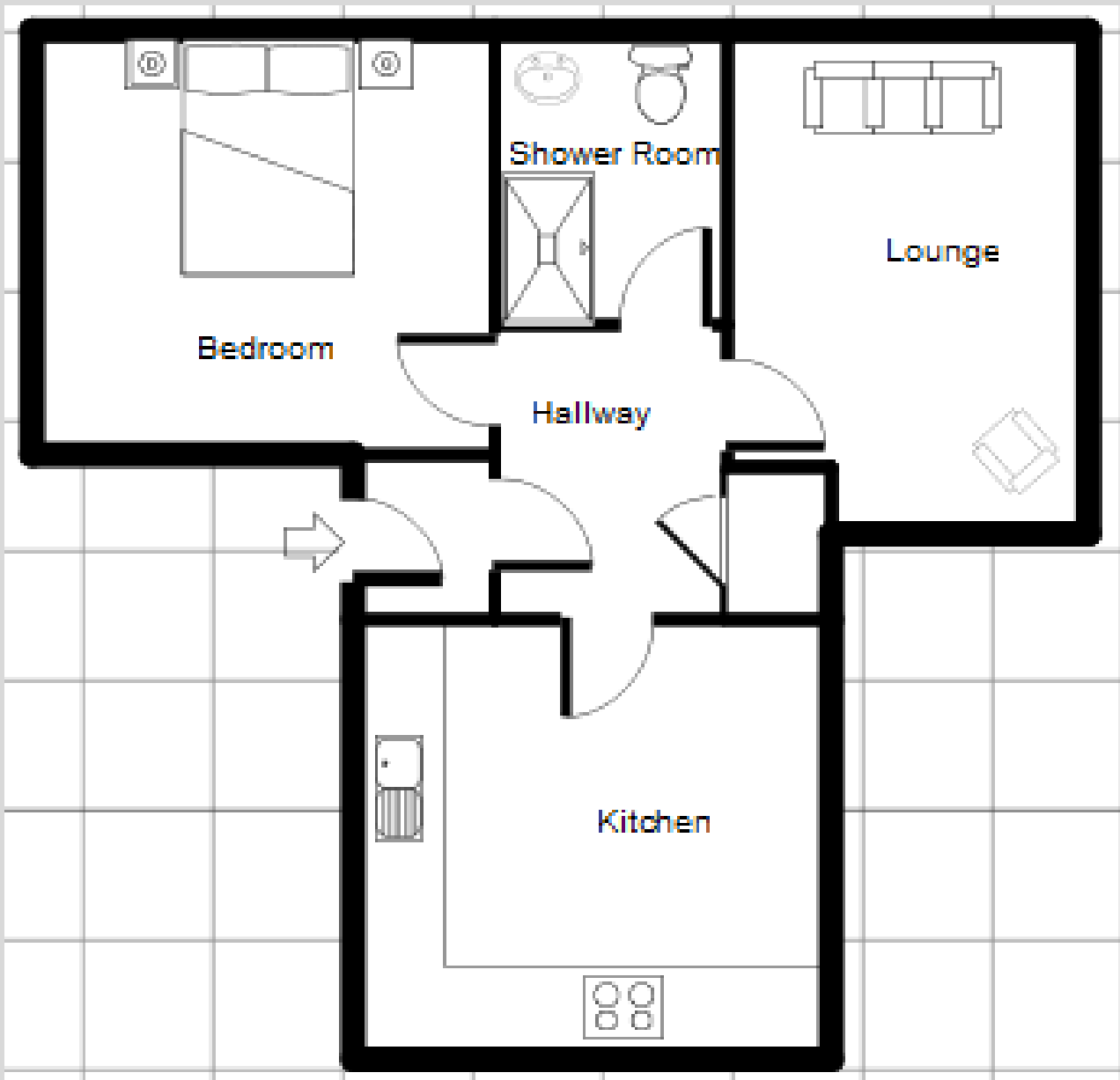
Viewing strictly by appointment only

EPC Rating: Band F

Council Tax Band: A

Internal Area: 46m²

Floor Plan



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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