

CROFT HOUSE FOR SALE

OFFERS OVER £200,000



48 Balallan, Isle of Lewis, HS2 9PT

Set back off the road with stunning panoramic views of Loch Erisort and the hills of Harris, we are delighted to welcome to the market this charming and cosy three bedroom Croft House together with Croft Tenancy extending to approximately 1.6 hectares.

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Accommodation is presented over one and a half stories in walk-in condition comprising, ground floor kitchen/diner, lounge and double bedroom. First floor comprises two double bedrooms and bathroom.

The property benefits from electric heating and double glazing throughout and is currently utilised as a successful Holiday Let which lends itself the opportunity for prospective purchasers to follow suit or settle down in a cosy home.

The Croft Tenancy extends to approximately 1.6 hectares (3.95 acres) which would be ideal for a range of agricultural uses

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.

Sale of Croft Tenancy subject Crofting Commission approval

Lounge - 5.84m x 3.98m



Kitchen - 4.15m x 4.11m



Bedroom 1 - 3.40m x 3.97m



Bedroom 2 - 3.87m x 3.99m



Bedroom 3 - 3.43m x 3.99m



Bathroom - 1.54m x 2.39m



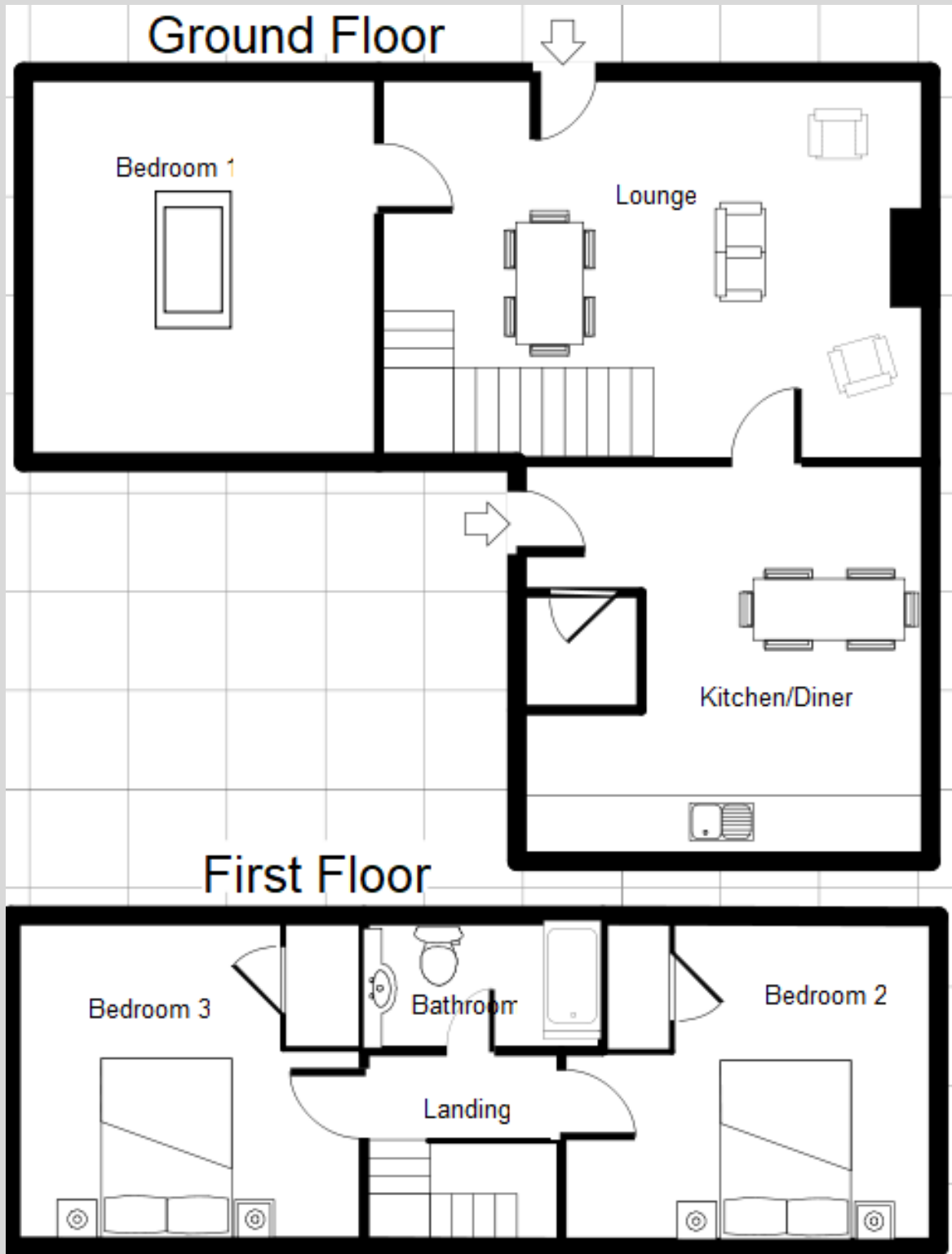
Views



Croft Plan



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

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