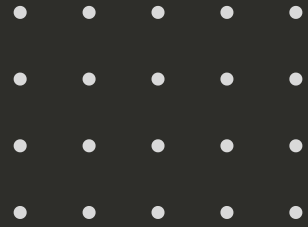




**DEREK MACKENZIE**  
SOLICITOR & ESTATE AGENTS

## **Derek Mackenzie Solicitors & Estate Agent**

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



# **CROFT FOR SALE**

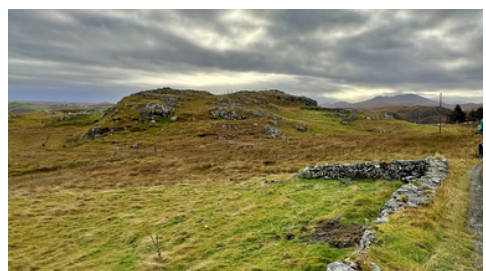
**OFFERS OVER £40,000**

## **Croft Tenancy at 9 Balallan, Isle of Lewis, HS2 9PN**

Located in the Crofting township of Balallan, we welcome to the market this Croft Tenancy extending to approximately 3.416 hectares (8.44 acres)

### **Contact Us -**

*property@derekmackenzie.com*  
*01851 702211*



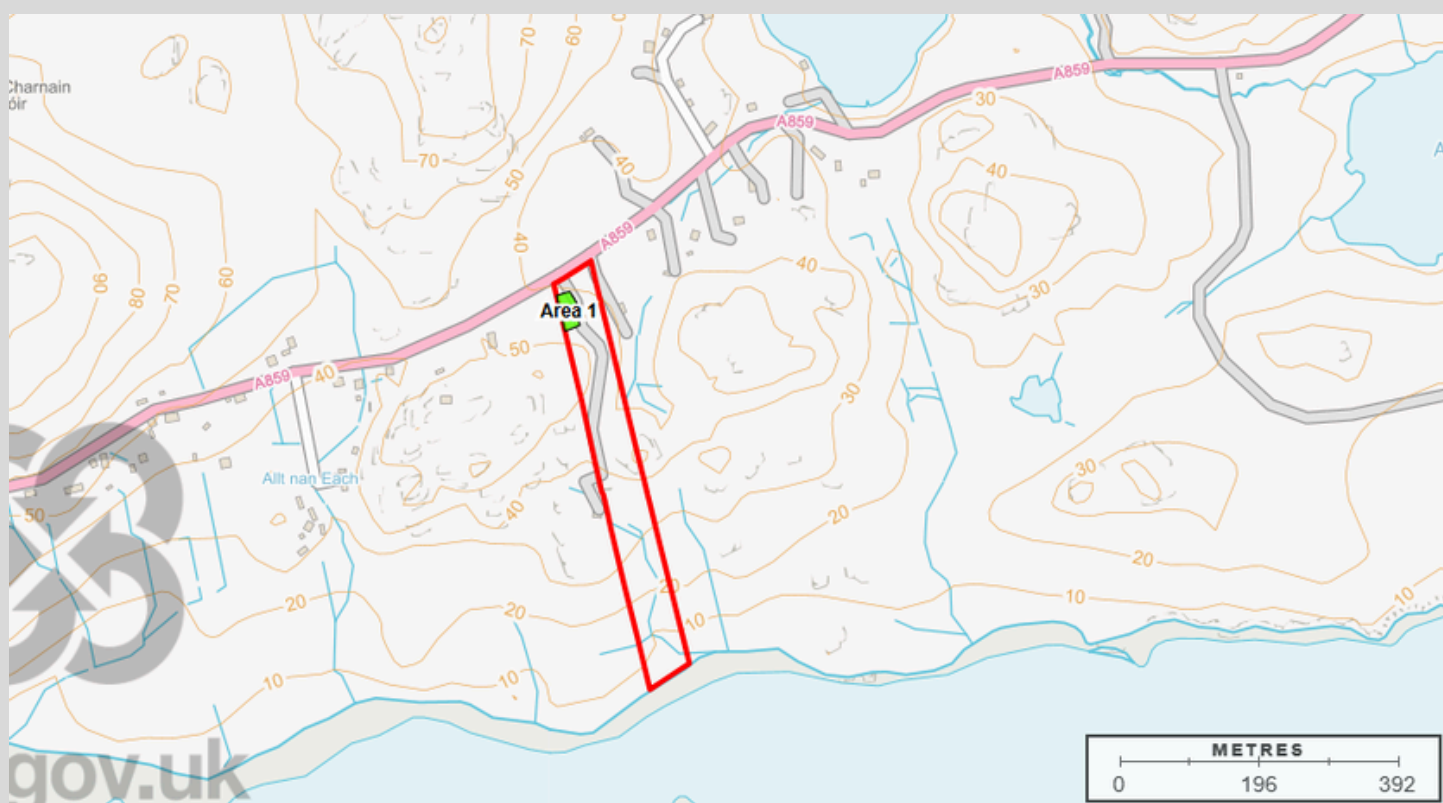


Located in the Crofting township of Balallan, we welcome to the market this Croft Tenancy extending to approximately 3.416 hectares (8.44 acres), offering excellent potential for a variety of agricultural uses and a potential house site with all services nearby.

The croft boasts open views over Loch Erisort and 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 including shops and supermarkets, restaurants, healthcare, education, art centre, sports facilities, and transport link

*Sale of Croft Tenancy is subject to Crofting Commission approval. Croft Registration Number: C1435*





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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