

# HOUSE & CROFTS FOR SALE

OFFERS IN THE REGION OF  
£130,000

## 13/14 Garenin, Carloway, Isle of Lewis, HS2 9AL

£25,000 BELOW HOME REPORT  
VALUATION

An excellent development opportunity has arisen to purchase these impressive adjoining crofts, set amidst picturesque rural surroundings, together extending to approximately 2.89 hectares (7.14 acres), both with de-crofted properties.

### Contact Us -

[property@derekmackenzie.com](mailto:property@derekmackenzie.com)  
01851 702211





Croft 13 Gearrannan extends to approximately 1.06 hectares (2.62 acres) with de-crofted two bedroom dwelling house. Accommodation is presented over one floor comprising utility/porch, kitchen/diner, lounge, hallway, bathroom and two bedrooms.

Heating to the property is partial and by way of electrically powered night storage units. Windows are uPVC throughout.

Croft 14 Gearrannan extends to approximately 1.83 hectares (4.52 acres) with de-crofted derelict property, with connections to mains sewer etc, offering an ideal project opportunity for those seeking to create their dream home or a self catering investment.

The Crofts offer excellent potential for a range of agricultural uses, both with a share of Gearrannan Common Grazings. Perfect for anyone looking to embrace the quiet life or explore development and opportunities.

Garenin is located on the Atlantic West Coast of Lewis, a stone's throw away from the Black House village, and within close proximity of scenic coastal walks and the white sands of Dalbeg and Dalmore beaches – ideal for leisurely walks. There is a local shop nearby; service and school buses pass the gate of the property and Stornoway town with all its amenities and services is between 17 & 25 miles away (3 routes)

*Sale of Croft Tenancies subject to Crofting Commission approval*



Utility/Porch - 1.68m x 2.16m



Hallway - 1.15m x 2.38m



Hallway - 3.00m x 1.28m





## Kitchen / Diner - 3.01m x 5.53m



## Lounge - 3.58m x 4.23m



## Bedroom 1 - 3.94m x 4.21m





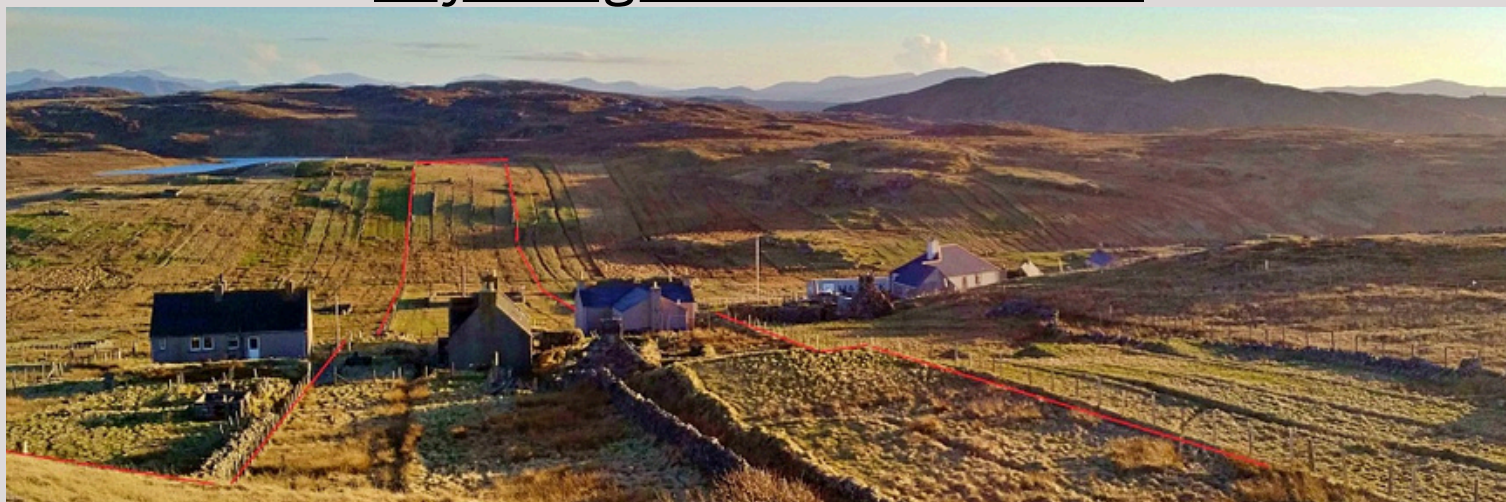
Bedroom 2 - 2.98m x 2.39m



Bathroom - 2.35m x 2.17m



Adjoining Croft Boundaries





# External





# 13 Gearrannan Croft Plan & De-Crofting

Croft 13 Garein  
Isle of Lewis  
HS2 9AL



Promap  
© Crown copyright and database rights 2024. OS Licence 100019345  
Published 12/2024. Scale 1:10,000



LOCATION PLAN (1:2500)



Grid reference  
NB 195 44

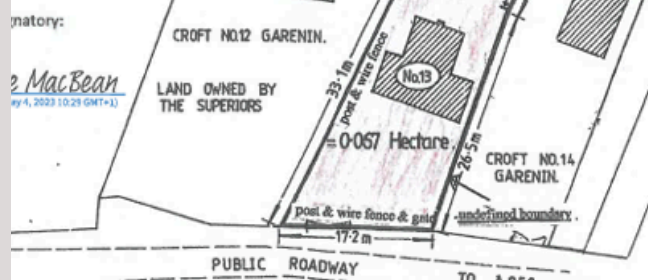
2/8/22 Application for Decrofting of  
house & garden feu by owner-occupier  
Mrs. Morag MacNeill  
(Crofting Commission Reg No R5250)

referred in the  
direction issued  
Application Number:

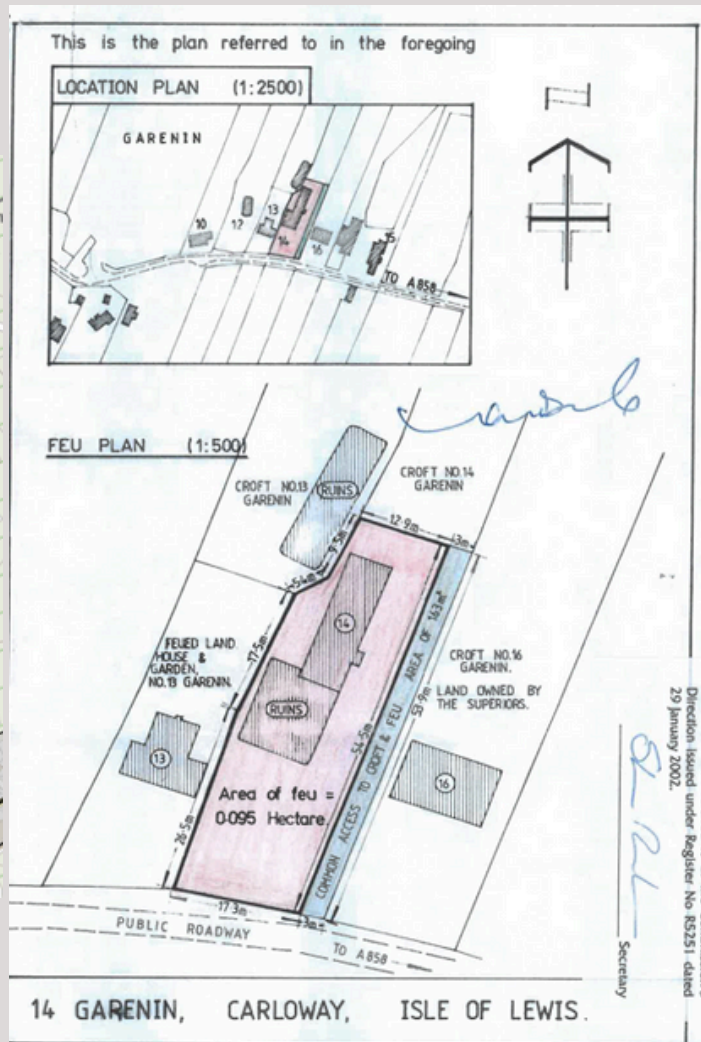
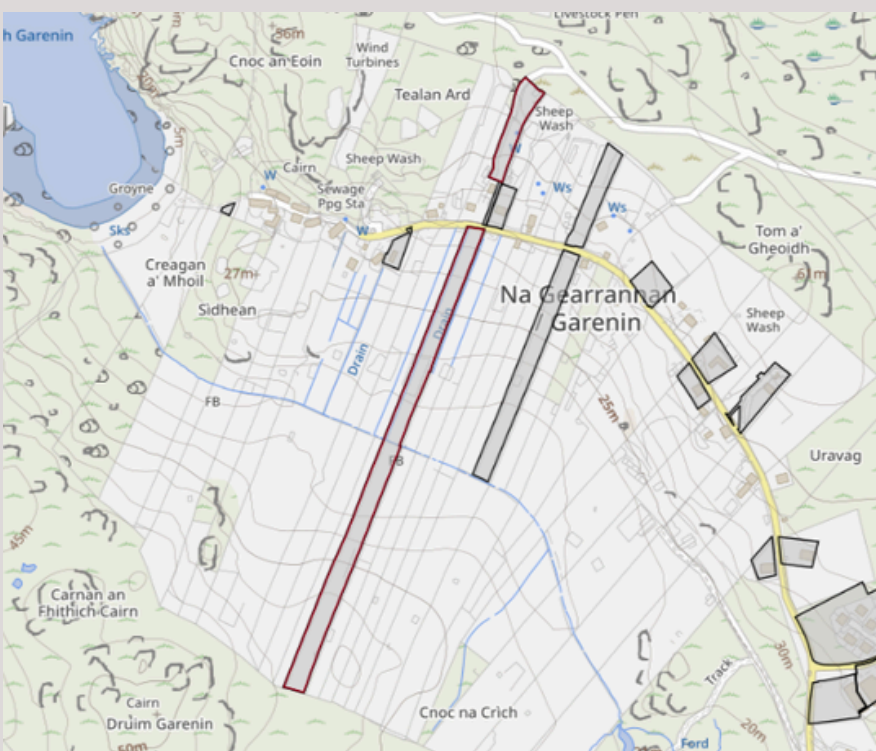
Application Number: CEJCHRCARBAWQ3xv96\_20221023GMT+1

Applicant:

*MacBeath*  
24/04/2023 10:23 GMT+1



## 14 Gearrannan Croft Plan & De-Crofting



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

Derek Mackenzie Solicitors is the trading name of Derek Mackenzie & Company Limited, a company registered in Scotland. Company Registration Number: SC540484. VAT Number: 127638792. Registered Office as above.