

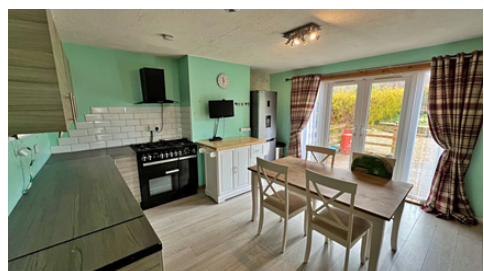


# HOUSE FOR SALE

## 6 Tomair, Balallan, Isle of Lewis HS2 9PP

We are pleased to present to the market this charming three-bedroom, semi-detached property, located in a peaceful cul-de-sac in Balallan, Lochs

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The cosy property offers bright and airy accommodation throughout comprising ground floor entrance porch, hallway, lounge, kitchen/diner, W/C and bedroom. First floor comprises two double bedrooms and shower room.

Heating in the property is by way of a system of radiators fired by an air source heat pump and windows are uPVC throughout.

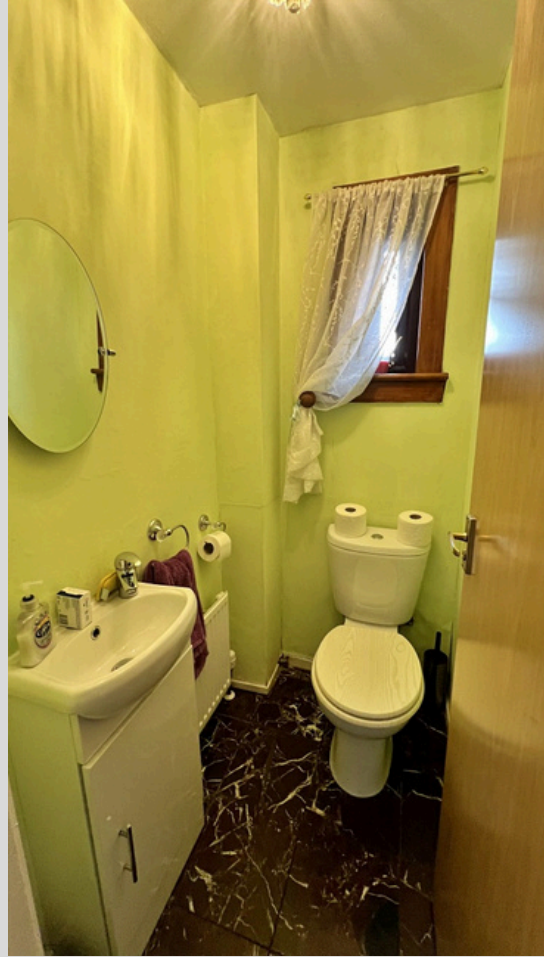
Externally to the rear of the property there is a wooden decking area, low maintenance garden ground and a substantial timber frame, corrugated iron garage/workshop. To the front of the property there is off street parking available and wooden decking area.

Balallan is situated between both the main town of Stornoway, Lewis and the main town of Tarbert, Harris and there is a local primary school and filling station a 10-minute drive away. There are a number of amenities nearby including Post Office and a community hub comprising museum, charity shop, and launderette.

Entrance Porch



W/C - 1.40m x 0.99m



Kitchen - 4.35m x 4.14m



Bedroom 1 - 3.57m x 2.92m



## Lounge - 4.11m x 4.67m



## Stairs & Landing



## Shower Room - 2.47m x 1.49m



## Bedroom 2 - 2.69m x 4.94m



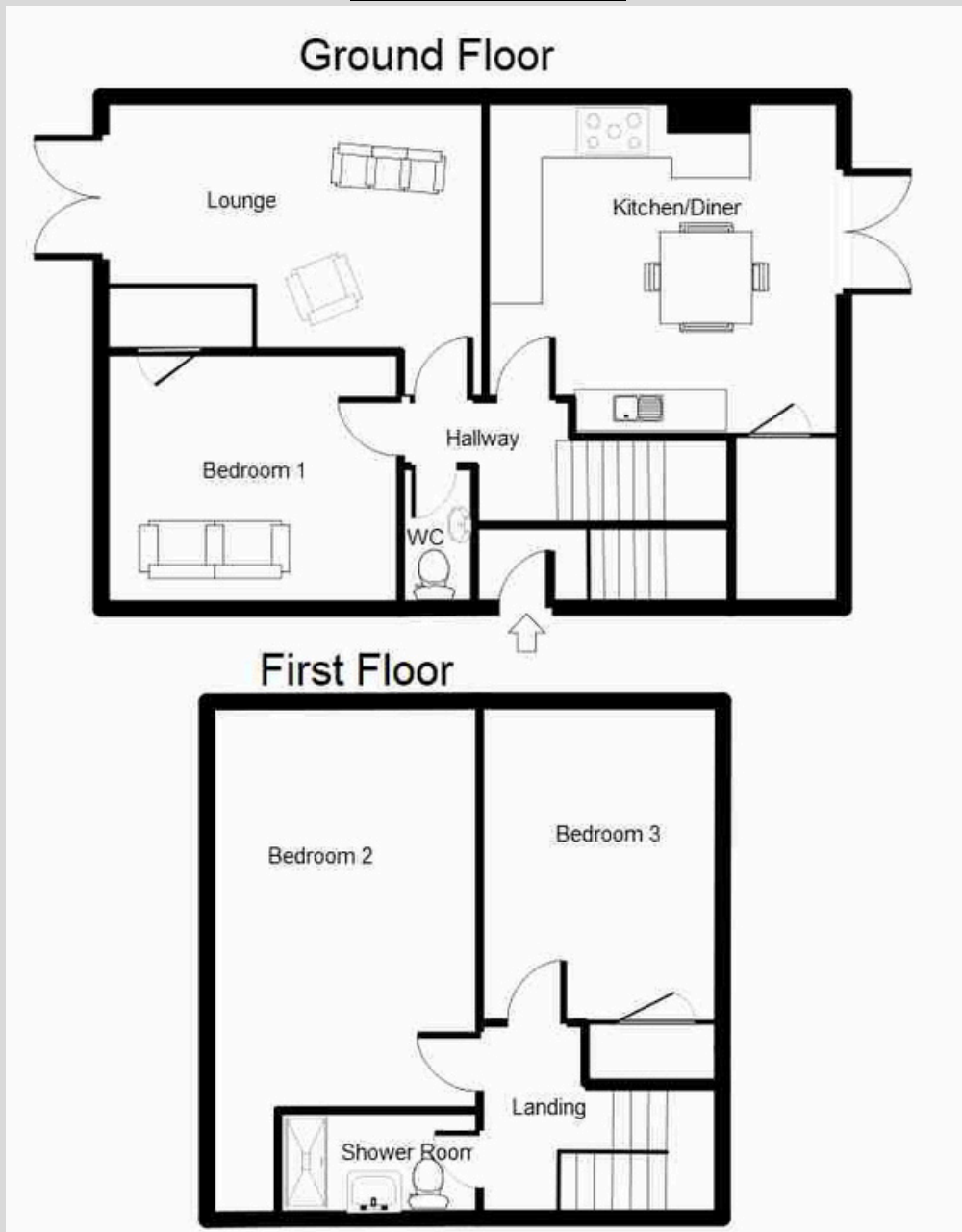
## Bedroom 3 - 3.97m x 3.43m



## External



# Floor Plan



## Additional Information

Home Report available

EPC Rating: Band D

Council Tax Band: A

Internal Area: 82sqm

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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