



*A REFURBISHED 2 BEDROOM PROPERTY,
IN THE HEART OF THE ISLE OF LEWIS*



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Welcome to 93 Balallan, Isle of Lewis. Nestled in the serene village of Balallan, this two-bedroom home at 93 Balallan has undergone a complete transformation, presenting itself as a 'blank canvas' for those eager to shape their dream home. Meticulously renovated, this property features modern amenities, including new uPVC, a state-of-the-art heating system, and a freshly installed boiler, complemented by a comprehensive rewiring throughout.

The property's layout is thoughtfully designed for single-floor living, offering an entrance porch, hallway, kitchen, utility room, and a contemporary bathroom. Both double bedrooms provide cozy retreats, ensuring comfort and privacy.

Benefiting from oil central heating and uPVC fixtures throughout, the home radiates warmth and energy efficiency. The spacious loft area presents an exciting opportunity for further development, subject to the necessary planning permissions.





The Kitchen





Bedroom 1

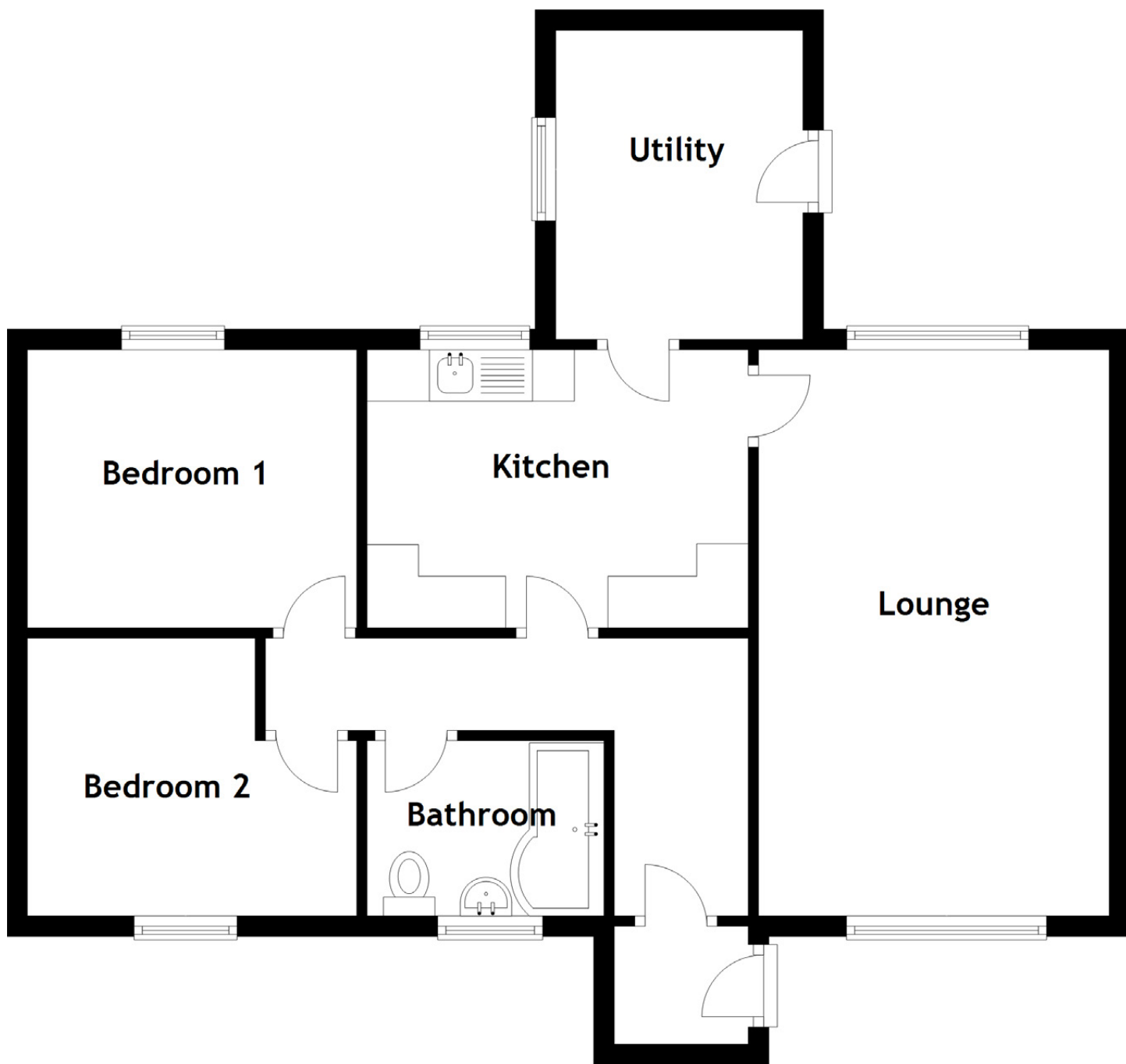




Bedroom 2







Approximate Dimensions

(Taken from the widest point)

Lounge	5.50m (18'1") x 3.40m (11'2")	Utility	3.00m (9'10") x 2.40m (7'10")
Kitchen	3.70m (12'2") x 2.70m (8'10")		
Bedroom 1	3.20m (10'6") x 2.70m (8'10")	Gross internal floor area (m ²): 64m ²	
Bedroom 2	3.20m (10'6") x 2.70m (8'10")	EPC Rating: D	
Bathroom	2.30m (7'7") x 1.70m (5'7")		



An expansive garden envelops the property, providing a perfect canvas for landscaping enthusiasts.

Take advantage of the existing sheds (one metal clad and the other block) for additional storage or creative spaces. The property's elevated position grants captivating views of the village and the scenic hills of Harris. With ample space to the front



for potential parking development and an existing parking space at the rear, convenience is at the forefront. Explore the possibilities to expand and customise the property to suit your lifestyle.

Don't miss the chance to make 93 Balallan your haven in the heart of the Isle of Lewis. Embrace the tranquillity, envision the possibilities, and create a home that reflects your unique style.

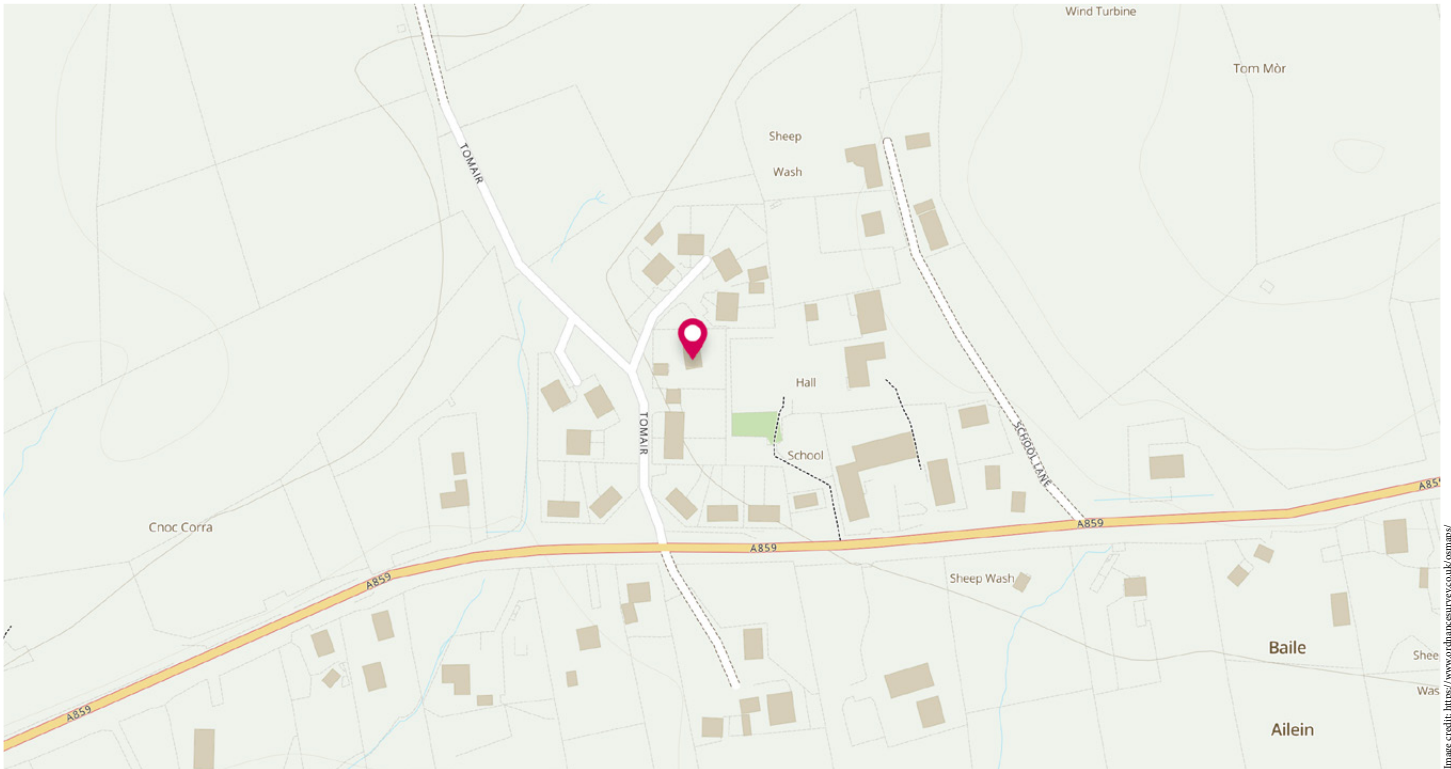
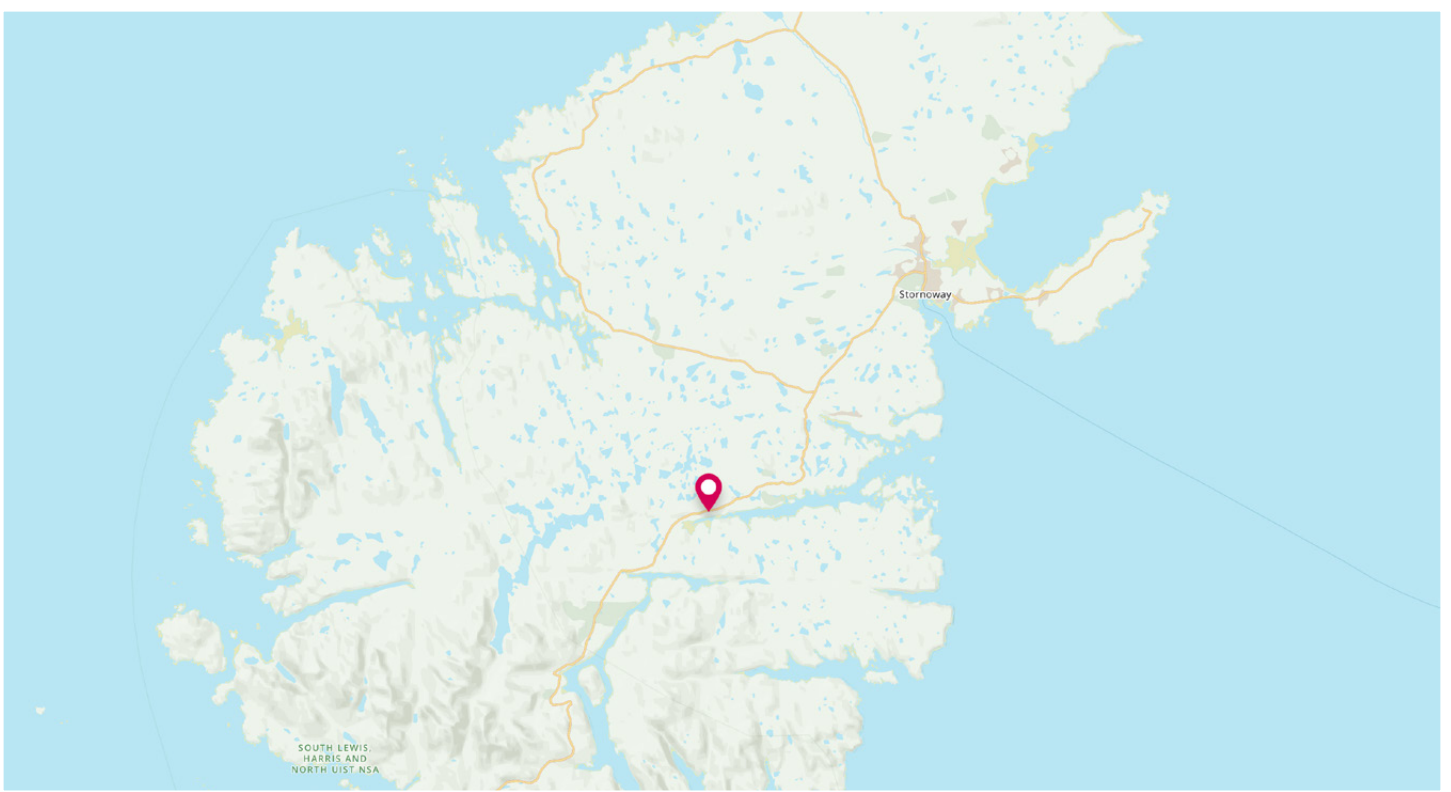


Nestled between the thriving main town of Stornoway, Lewis, and the bustling main town of Tarbert, Harris, lies the picturesque village of Balallan. With its idyllic location, 93 Balallan offers residents the perfect blend of tranquility and accessibility. Balallan is strategically situated, providing residents with the luxury of enjoying the peaceful surroundings while being equidistant from the vibrant hubs of Stornoway and Tarbert. This ideal placement ensures a harmonious balance between rural serenity and urban convenience.

A mere 10-minute drive from 93 Balallan unveils essential local amenities. Families will appreciate the proximity to a well-regarded local primary school, fostering a nurturing environment for young minds. Additionally, a nearby filling station caters to the practical needs of residents, offering convenience at every turn. The village is well-connected with a regular bus service into the main town of Stornoway, just 15 miles away. This ensures easy access to a comprehensive array of amenities and services. Stornoway boasts a thriving community with shops, supermarkets, restaurants, healthcare facilities, educational institutions, an art centre, sports facilities, and robust transport links. Beyond the convenience of amenities, Balallan thrives on its strong sense of community. Residents can enjoy the friendly atmosphere, local events, and the warmth that comes from being part of a close-knit neighbourhood.

The Location





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