FOR SALE

OFFERS OVER
£78,000

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# Balallan

Westend
HS2 9PX

Council Band B

## 1 BEDROOM COTTAGE, DETACHED BUNGALOW

Double Glazing | Detached Cottage | Off Street Parking | Front, Rear and Side Gardens | Stunning Loch Views | Rural Setting | Open Plan Living Room / Kitchen | Approximately 1/4 Acre of land | EPC - E

Morison & Smith
Solicitors, Notaries & Estate Agents

Arrange a viewing: 01555 661435
www.morisonandsmith.com

















# Westend, Balallan, Isle Of Lewis

Bothan Beag Geal (Little White House) is a traditional Hebridean bothy, secluded rural setting, stunning views across Loch Erisort, open-plan living room/kitchen, double bedroom, shower room, double glazing, electric heating, off-street parking for several vehicles, gardens extending to approximately one quarter of an acre, EPC Rating E.

Situated in a secluded rural setting in the heart of the Isle of Lewis, Bothan Beag Geal is a traditional Hebridean bothy enjoying a peaceful position surrounded by open croft land, with stunning panoramic views across Loch Erisort and the surrounding hills. Offering a unique opportunity to acquire a home in one of Scotland's most beautiful and unspoilt locations, the property provides an ideal base for those seeking a quieter pace of life amidst spectacular island scenery.

The property is entered from the front into a welcoming entrance porch, which enjoys panoramic views across the surrounding countryside and Loch Erisort. The porch leads into the open-plan living room and kitchen, creating a bright and sociable living space. The living area features built in storage cupboard and attractive, quality wood-effect vinyl flooring, which continues throughout the majority of the property.

The kitchen is fitted with a good selection of beech-effect wooden base and wall-mounted units, complemented by a peninsula-style breakfast bar providing additional preparation space and an informal dining area. Integrated appliances include a double oven with grill, hob, dishwasher and fridge, together with space for a washing machine. Front and side-facing windows provide natural light, while the kitchen is finished with tile-effect vinyl flooring. A glazed external door provides direct access to the rear garden.

The double bedroom benefits from dual-aspect windows to the front and rear, allowing plenty of natural light while taking advantage of the attractive outlook. The bedroom also provides access to the adjoining shower room, which is fitted with a white suite comprising WC, wash hand basin and corner walk-in shower enclosure. A side-facing obscure-glazed window provides natural light and ventilation.

Internally, the property is neutrally decorated throughout and further benefits from wooden paneled internal doors, double glazing and electric heating.

GARDENS AND GROUNDS
Externally, the property enjoys gardens extending to approximately one quarter of an acre, providing a wonderful connection with the surrounding rural landscape. The grounds are predominantly laid to moorland grass, with areas of hard standing and a paved slab pathway extending around the perimeter of the property. Off-street parking is available for several vehicles.

LOCATION
The property occupies a peaceful position in Westend, Balallan, midway between the main island towns of Stornoway and Tarbert. The nearby village of Balallan provides local amenities and community facilities, with further services available in the surrounding communities.

The location provides an excellent base from which to explore the spectacular islands of Lewis and Harris. Renowned for their breathtaking scenery, dramatic coastlines, beautiful white sandy beaches and rich Gaelic heritage, the islands offer an abundance of outdoor pursuits and attractions. These include hillwalking, coastal walks, wildlife watching, freshwater and sea fishing, kayaking and boat trips. There are also numerous historic sites, traditional crofting communities and opportunities to experience the unique culture and heritage of the Outer Hebrides.

Combining traditional Hebridean character with a peaceful rural setting and outstanding surrounding scenery, this is an excellent opportunity to acquire a home in a truly special part of Scotland.

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ROOM SIZES
All measurements are approximate and taken at the widest points.
Entrance Porch: 2.59m x 2.36m
Living Room/Kitchen: 2.98m x 3.73m








Morison & Smith
inc. John R. Muir & Co. and McCarron & Co.
SOLICITORS - NOTARIES - ESTATE AGENTS

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**Disclaimer**

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.