

Gunn Croft

32A Balallan, Isle of Lewis, Eilean Siar, HS2 9PN

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The logo for Bell Ingram, featuring a green circle to the left of the text "Bell Ingram" in a white, sans-serif font.

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Introduction

Well presented, two bedroom detached cottage enjoying views to Loch Erisort in the traditional crofting community of Balallan, Isle of Lewis

Modern kitchen, charming living room, one double bedroom, one single bedroom and bathroom

Good sized, enclosed garden grounds

Income Potential

Gunn Croft enjoys a very convenient location, positioned close to the main arterial route leading north to Stornoway and south to Harris. The property has been successfully operated as an Airbnb by our clients for some time.



Gunn Croft is a well presented, detached former croft/cottage which has been tastefully decorated throughout with a stylish use of neutral and bold colours. It has laminate flooring throughout. The property is fully double glazed and has oil-fired central heating.

Usually accessed from the rear, a door opens to the modern kitchen which is fitted with a good range of units in white with granite effect work surface. A cupboard within the kitchen houses the hot water tank and offers extra storage. There is an inset ceramic hob with built-in electric oven below. There is a tall fridge freezer and a washing machine.

A door leads to the hall which gives access to the double bedroom, the bathroom and sitting room.

The sitting room has a window enjoying views over the surrounding croft land. It has a central feature of a wood burning stove on a tiled hearth with tiled surround and mantle.



A door leads to a short hallway, from which the single bedroom and a built-in storage cupboard are accessible. There is a back door leading to a fully-grassed area to the side of the property. The single bedroom offers a beautiful view over Loch Erisort and South Lochs.

Returning to the main hall and bedroom one sits to the front of the property and has dual aspect windows enjoying rural views.

The bathroom has a three-piece suite comprising WC, wash hand basin and bath with wet wall panelling around. There is a shower over the bath.

External

Gunn Croft sits in good-sized garden grounds with shrubs, young fruit trees, and grassed areas. The garden also offers three large raised vegetable beds to the rear of the property where potatoes, other root vegetables, peas, kale and rhubarb are grown. There is a large decking area from which to enjoy the lovely surroundings and views to Loch Erisort, South Lochs, the mountains of Harris, and the Sleeping Beauty. There is a good-sized shed in the garden. The garden is fully fenced and gated.







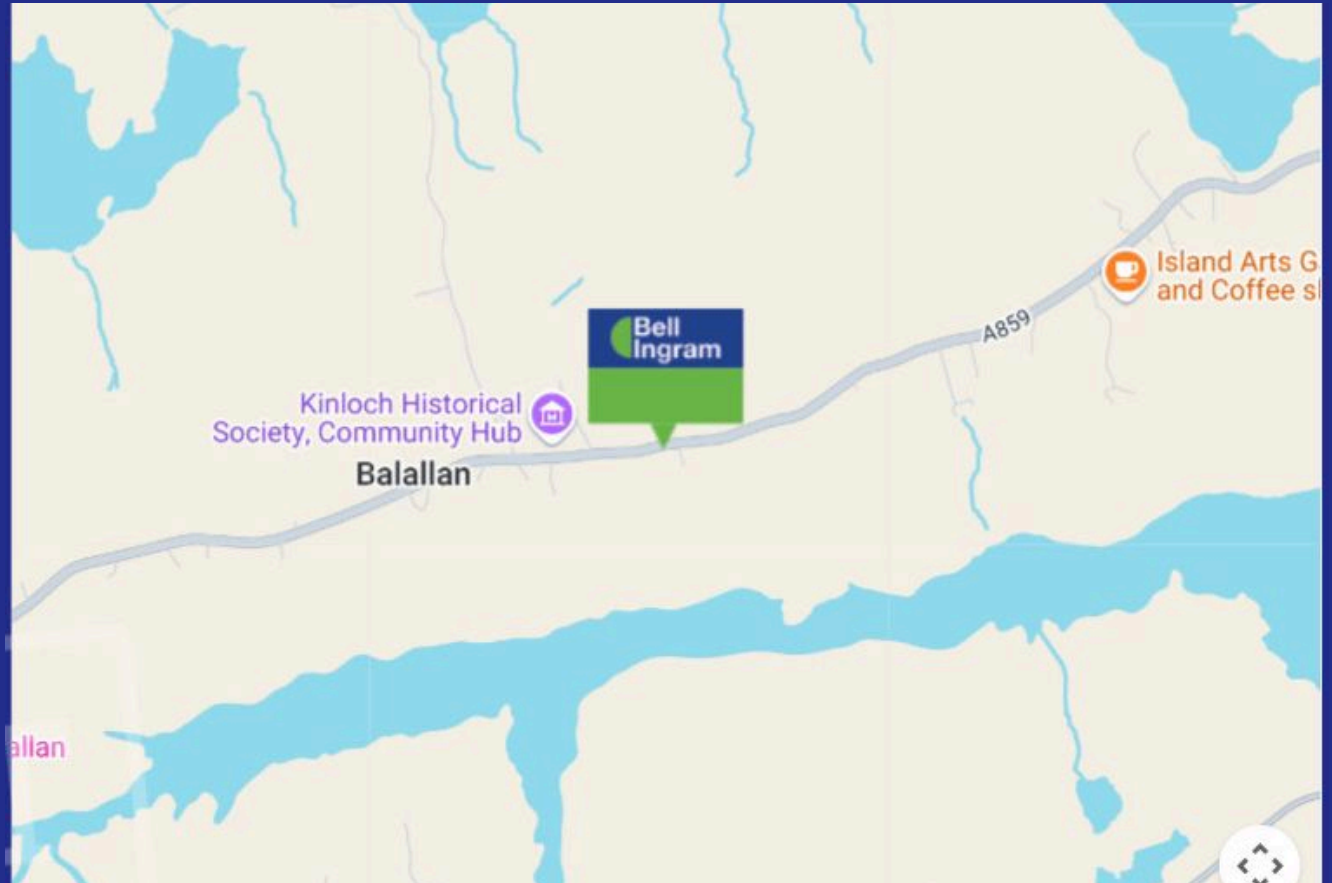
Location

Balallan is a small crofting community in the Lochs area of the Isle of Lewis.

Lochs is to the southeast of Lewis and is divided into three sections: Kinloch, North and South Lochs. It is well known for its abundance of wildlife and stunning scenery, including numerous lochs. A short walk down the road leads to the Kinloch Historical Society and Community Hub. It houses a local historical museum and archive with cultural activities on offer throughout the year, a Cafe, a charity shop, a community laundrette, and electric vehicle charging points.

The nearest shop to Gunn Croft is at the Ravenspoint Centre in Kershader, approximately 6.5 miles away, or Lochs services, approximately 8 miles away. Primary Schooling is available at the Pairc Primary School 11 miles with secondary schooling in Stornoway. There is a doctor's surgery in Langabhat Medical Practice, approximately 7.5 miles away.

Stornoway (15 miles) has excellent facilities including a hospital, cafes, bars, and restaurants. There are supermarkets and regular ferry sailings to Ullapool. Loganair flies to Inverness, Glasgow, Edinburgh, and London and also offers short flights to Benbecula. Tarbert, located in the Isle of Harris, lies 21.4 miles south. Ferry sailings are available to Uig in Skye.

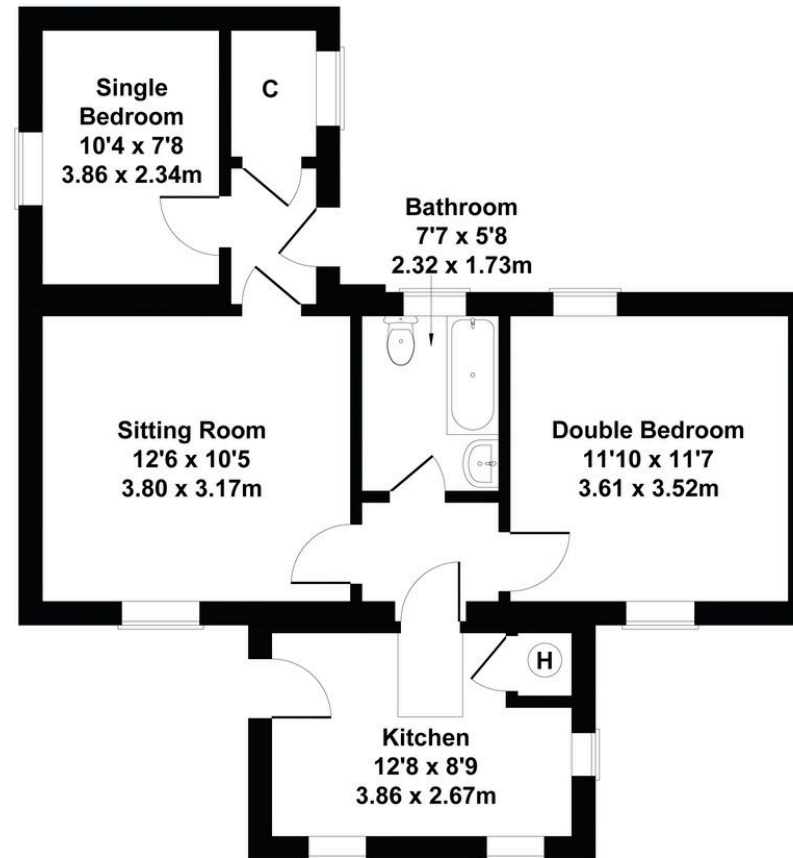


Plans

58 square meters

Gunn Croft, 32A Balallan, Isle of Lewis, Eilean Siar, HS2 9PN

Approximate Gross Internal Area
624 sq ft - 58 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

Details

Local Authority

Comhairle Nan Eilean Siar

Council Tax

Band = A

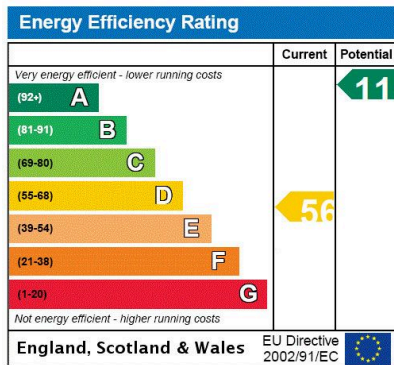
Tenure

Freehold

EPC

EPC Rating = D

Gunn Croft



Services & Additional Information

Oil central heating

Mains water, electricity and drainage

Broadband

Openreach are currently installing superfast Broadband in the Western Isles

<https://www.openreach.com/news/ultrafast-broadband-work-starts-in-western-isles/>

Directions

From Stornoway, head south on the A859 road. Follow the main road for approximately 14 miles (22 km). Pass through Leurbost – Continue heading south, staying on the A859. Arrive in Balallan and Gunn Croft will be on your left – there are red gate posts with a sign for number 32A. There is parking in a large layby on the right-hand side, just after the property.

What3Words///cemented.minimums.caked

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Offers Over £135,000



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