



Bank House

Main Street, Mallaig, PH41 4QS

Guide Price £330,000

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PROPERTY

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Bank House

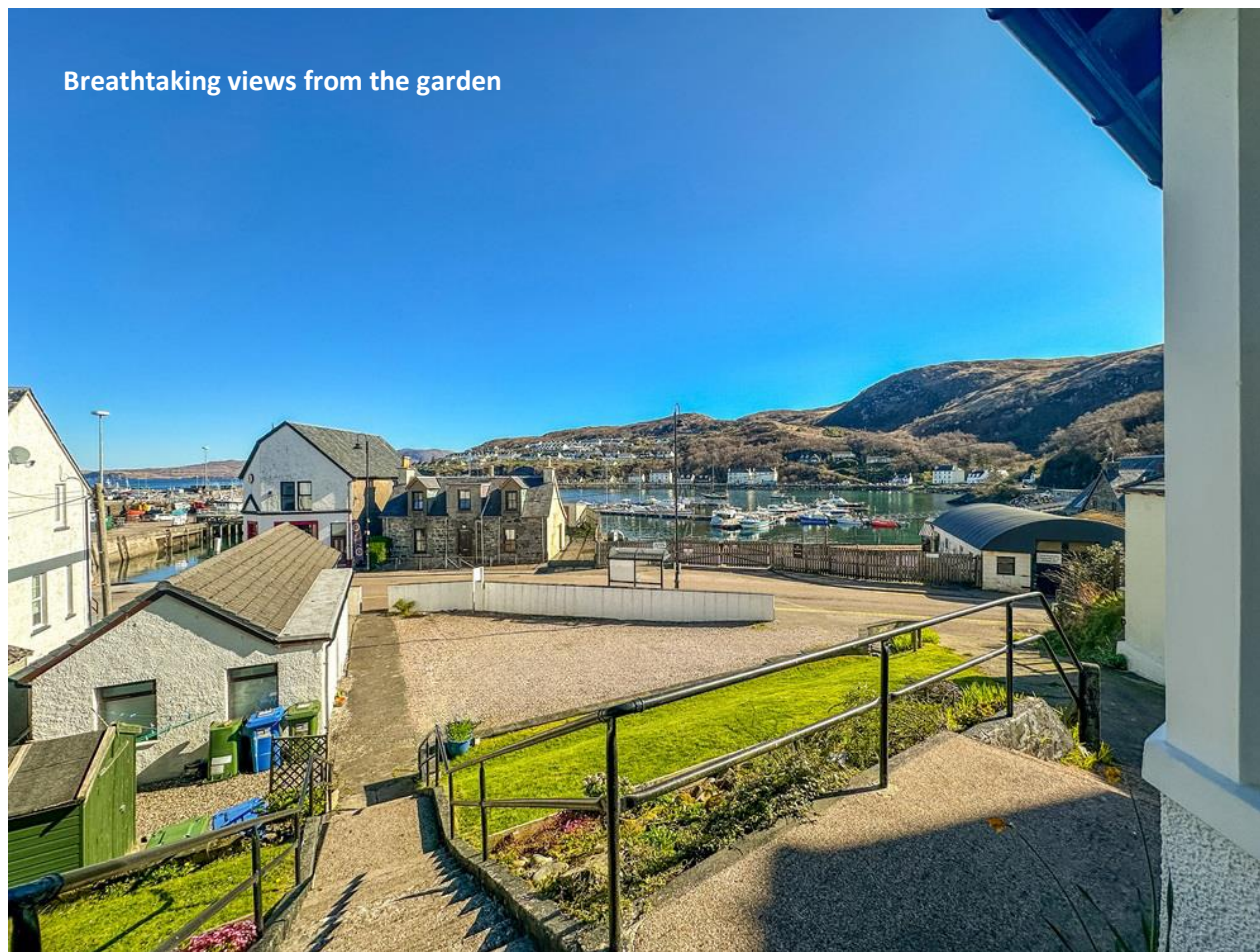
Main Street, Mallaig, PH41 4QS

Located in the popular & picturesque village of Mallaig, set in an elevated position boasting panoramic views over Mallaig Harbour and out to the Isle of Skye and the Inner Isles, Bank House is a stunning detached Villa with 4 Bedrooms. In excellent order throughout it would make a wonderful family home, an idyllic holiday home, or investment purchase.

Special attention is drawn to the following:-

Key Features

- Beautiful detached family home
- With panoramic views over Mallaig Harbour
- Hallway, Lounge, Dining Room, Kitchen
- Shower Room, Upper Landing, Bathroom
- 4 Bedrooms (2 with built-in wardrobes)
- In excellent order throughout
- UPVC triple & double glazed windows & doors
- Oil fired central heating system
- Well-maintained garden with timber shed
- Extensive private driveway with ample parking
- Within walking distance of local amenities
- Superb family home
- Wonderful holiday home
- Perfect buy to let investment
- No onward chain



Located in the popular & picturesque village of Mallaig, set in an elevated position boasting panoramic views over Mallaig Harbour and out to the Isle of Skye and the Inner Isles, Bank House is a stunning detached Villa with 4 Bedrooms. In excellent order throughout it would make a wonderful family home, an idyllic holiday home, or investment purchase.

The Ground Floor accommodation comprises of the welcoming Hallway, Lounge, Dining Room, Kitchen and Shower Room. The First Floor accommodation offers the bright Upper Landing, 4 Bedrooms (2 with built-in wardrobes) and a family Bathroom. There is also a Loft, which can be accessed via a hatch in the Upper Landing.

In addition to its breathtaking location, Bank House benefits from recent upgrades. The front windows & bedroom side windows are triple glazed and rear windows double glazed. This property has oil fired central heating. Externally, The well-maintained garden surrounds the property and takes full advantage of the magnificent views. There is a sizeable gravelled driveway providing ample private parking for multiple vehicles.

The accommodation with approximate sizes (for guidance purposes only) is arranged as follows:

APPROACH

Via the gravelled driveway at the front and up the steps and entrance into the Hallway.

HALLWAY 5.9m x 1.8m

With external door to the front elevation, carpeted stairs rising to the first floor, understairs storage cupboard, radiator, wood flooring at the entrance and fitted carpet to remaining area, radiator, doors leading to the Lounge, Dining Room & Shower Room and external door leading out to the rear garden.

LOUNGE 5.5m x 3.6m

Impressive family room with bay windows to the front elevation taking full advantage of the views over the Harbour, attractive fireplace with granite hearth & wooden mantle over (currently with electric fire), 2 radiators and fitted carpet.

DINING ROOM 5.3m x 3.6m

Open-plan to the Kitchen, with bay windows to the front elevation with unrestricted views over the Harbour, fireplace with wooden mantle over, ample space for dining furniture, 2 radiators and laminate flooring.

KITCHEN 3.6m x 3.5m

Open-plan to the Dining Room and fitted with a range of modern base & wall mounted units, complementary work surfaces over, stainless sink & drainer, electric oven & hob with a stainless steel extractor hood over, splashbacks, integrated fridge/freezer, integrated dishwasher, plumbing for washing machine, window to the side elevation and laminate flooring.



SHOWER ROOM 1.6m x 1.5m

Fitted with a white suite comprising wet walled shower cubicle with electric shower, WC & wash basin, partly tiled walls, radiator, frosted window to the rear elevation and vinyl flooring.

UPPER LANDING 3.8m x 2.2m

With stylish balustrade, radiator, fitted carpet, Velux window to the side elevation, hatch to Loft, doors leading to all Bedrooms & family Bathroom.

BEDROOM ONE 4.1m x 3.4m

With dual aspect windows to the front & side elevations with spectacular views, built-in wardrobes with sliding mirrored doors, radiator and fitted carpet.

BEDROOM TWO 2.2m x 2m

Currently used as a Craft Room, with window to the front elevation, radiator and fitted carpet.

BEDROOM THREE 4.1m x 3.1m

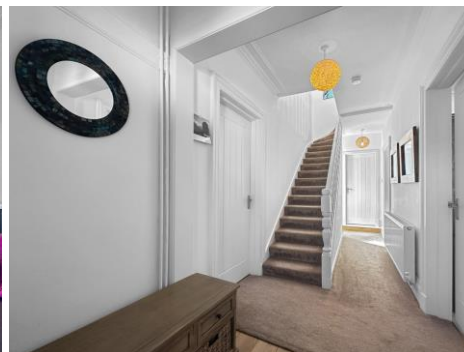
With dual aspect windows to the front & side elevations, built-in wardrobe with sliding mirrored doors, radiator and fitted carpet.

BEDROOM FOUR 3.5m x 3.1m

With window to the rear elevation, radiator and fitted carpet.

BATHROOM 2.2m x 2m

Fitted with a white suite comprising bath with electric shower over, WC & wash basin, heated towel rail, tiled walls, frosted window to the rear elevation and tiled flooring.



EXTERIOR

The well-maintained garden surrounds the property and offers breathtaking views. The front garden is accessed either via the gravelled driveway with steps leading up to the front door or via a driveway to the side. The tiered front garden is laid partly with grass and partly with flower beds planted with a variety of shrubs, bushes & seasonal plants. The rear garden has an enclosed decking area with ample space for garden furniture, this is a superb place for relaxing & dining alfresco. The rear garden houses the oil tank. The spacious gravelled driveway provides ample private parking for multiple vehicles and houses a timber shed.

MALLAIG

Mallaig is a picturesque working fishing port on the north west coast of the Highlands, with Mallaig Yachting Marina offering pontoon berths and moorings. The major ferry terminal provides ferries to Skye, the Inner and Outer Isles and Knoydart. The village has a range of facilities including supermarkets, various independent shops, cafes, restaurants, medical centre, churches, primary & secondary schools, a modern swimming pool, and a leisure centre. There is also a railway connection to Fort William and a bus service which operates daily to and from Fort William, and surrounding areas. Mallaig is approximately 40 miles west of Fort William and Being part of the 'Outdoor Capital of the UK', Mallaig and surrounding areas offer a large range of sports and outdoor activities, including hill and forest walks, climbing, mountaineering, fishing, water sports, mountain biking, golfing and many other outdoor activities.



Bank House, Mallaig



For illustrative purposes only. Not to scale. Plan indicates property layout only. Floor finishes may be different to those shown here.

GENERAL INFORMATION

Services: Mains water, electricity, and drainage. Oil tank.

Council Tax: Band E **EPC Rating:** D55

Local Authority: Highland Council

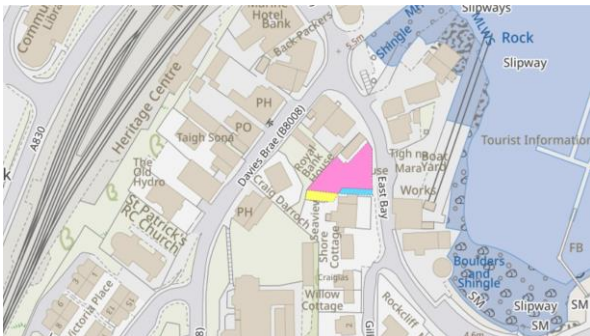
Land: It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

Home Report: A copy is available through the selling Agent.

Closing Date: A closing date may be set for receipt of offers and interested parties should submit a note of interest.

Viewing: Viewing strictly by appointment through the selling Agent.

Boundary Plan as per Registers of Scotland



LOCATION

Mallaig is approximately 40 miles north of Fort William and Being part of the 'Outdoor Capital of the UK', Mallaig and surrounding areas offer a large range of sports and outdoor activities, including hill and forest walks, climbing, mountaineering, fishing, water sports, mountain biking, golfing and many other outdoor activities.

DIRECTIONS

From Fort William Town Centre take the A82 North. At the roundabout by the BP Station/Ben Nevis Distillery, take the first exit on to A830 for Mallaig. Follow the signs for Mallaig (approx. 40 miles). On entering the village, at the roundabout take the 3rd exit onto Main Street. Bank House is located on the right and can be identified by the For Sale sign.

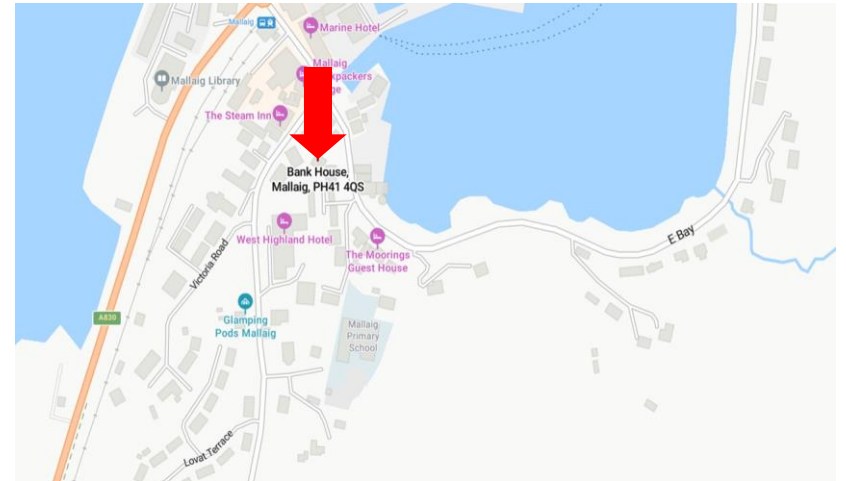
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Other items by way of fixtures and fittings not mentioned in these sales particulars may be available by separate negotiation. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy.



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Views of Mallaig Harbour
and Village

