



GHILLIES COTTAGE | SCHOOL LANE | MALLAIG | PH41 4QX

**REDUCED GUIDE PRICE: £230,000**

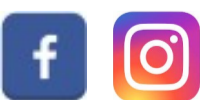
Enjoying an elevated position, with stunning sea views towards the Small Isles of the Inner Hebrides, the subjects of sale form a charming, detached cottage, located in the popular, fishing port of Mallaig. Offering flexible accommodation, conveniently arranged over two floors, Ghillies Cottage benefits from double glazing, electric heating, and is in very good order. The bright, dual aspect conservatory, enjoying the best of the views, and French doors to the garden, is a most attractive feature. Due to the size and location, the property would be ideally suited to as a permanent home as currently used, as an idyllic holiday retreat or as an investment opportunity for the very buoyant self-catering market. *Please note, blinds and lights fittings are included in the sale, however curtains and curtain rails/poles are not.*

Mallaig is a popular west coast village, situated at the end of the "Road to the Isles" from Fort William to Mallaig. With its coastal situation, it is an ideal location from which to explore this extremely attractive part of the Highlands. Ferries operated by Caledonian MacBrayne and Western Isles Cruises sail from the port to Armadale on the Isle of Skye, Inverie in Knoydart, and the Isles of Rùm, Eigg, Muck, and Canna. The village itself has hotels, restaurants, shops, superb bakery, gallery, primary and secondary schools, while further facilities are available in Fort William, to which there is a link by both road and rail, including the Jacobite Steam Train.

- **\*\*\* £20,000 BELOW HOME REPORT VALUATION \*\*\***
- Charming Detached Cottage
- Idyllic Village Location with Stunning Sea Views
- Lounge
- Kitchen
- Conservatory
- 1 Double Bedroom & 2 Attic Rooms
- Bathroom & Shower Room
- Double Glazing & Electric Heating
- Garden with Private Off-Street Parking
- EPC Rating: G 07

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# Accommodation

## Entrance Hallway 2.6m x 1.1m

With wooden storm doors, and inner, half glazed French doors. Doors to bedrooms, bathroom, and lounge.

## Bedroom 4.1m x 3.6m

With window to front.

## Bathroom 2.7m x 2.2m

Fitted with white suite of WC, wash hand basin, and bath, with electric shower over. Tiled splashback. Heater towel rail.

## Lounge 4.1m x 3.6m

With window to front. With door to rear vestibule.

## Rear Vestibule 3.0m x 0.8m

Half glazed wooden door to rear garden. Doors to shower room and kitchen.

## Shower Room 2.1m x 1.7m

With frosted windows to side and rear. Fitted with white suite of WC, wash hand basin set in vanity unit, and fully tiled shower cubicle, with electric shower.

## Kitchen 4.7m x 2.1m

With two windows to rear views. Fitted with white kitchen units, offset with granite effect work

surfaces. Integral oven. Electric hob, with tiled splashback, and stainless steel extractor hood over. Stainless steel sink unit. A freestanding Bush fridge/freezer, Bosch dishwasher, and Bush washing machine, are all included, however no guarantees are given. French doors to conservatory, and door to upper level.

## Conservatory 3.9m x 3.4m

With dual aspect windows and French doors to rear garden. Wooden flooring. Wall-hung electric fire.

## Upper Level

### Landing/Study Area 2.4m x 2.1m

With windows to rear. Built-in wardrobes & cupboards, providing ample storage. Doors to attic rooms.

### Attic Room One 3.1m x 2.9m

With windows to front and rear. Built-in bed platforms and cupboards, providing ample storage.

### Attic Room Two 3.7m x 3.1m

With windows to front and rear. Built-in bed platforms and cupboards, providing ample storage.



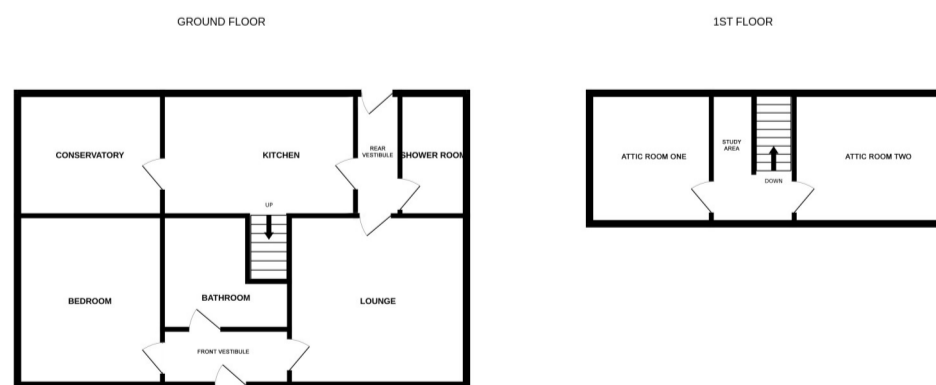
## Garden

Ghillies Cottage is approached by a shared lane, leading to ample off-street parking, both by the side of the property, and directly across the lane. Benefiting from a deceptively large, elevated garden, laid to a mixture of mainly lawn and gravel, the rear opens up, providing spectacular sea views, and featuring mature shrubs and bushes. The side area is laid to concrete, for ease of maintenance, leading to the two garden sheds, both with light and power. A further, very small shed is included in the sale. Water and electric points are located outside the property.

## Travel Directions

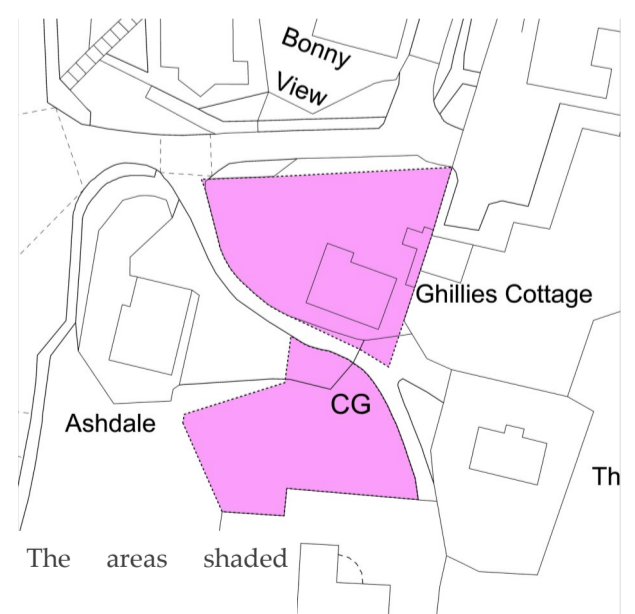
Travelling from Fort William on the A830 road, proceed for around 40 miles to the village of Mallaig. On entering the village, turn right on the roundabout on to the B8008. When entering the village, turn right at the roundabout, past the Co-op and turn right on to Davies Brae. Follow this road up, and round to the left. At the Church of Scotland, turn left then immediately right up the hill (not ahead to the school). Ghillies Cottage is the first property located on the left hand side. There is ample, private off-street parking, across from the property on the right hand side of the lane.

## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix 10023

## Title Plan



These particulars were prepared on the basis of our knowledge of the local area and, in respect of the property itself, information supplied to us by our clients. All reasonable steps were taken at the time of preparing these particulars to ensure that all details are accurate. All statements contained in the particulars are for information only and all parties should not rely on them as representations of fact; in particular:- (a) descriptions, measurements and dimensions are approximate only; (b) all measurements are taken at the widest points; and (c) all references to condition, planning permission, services, usage, construction, fixtures and fittings and moveable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers and therefore if you wish to pursue interest in this property you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the subjects ahead of a closing date and will not be obliged to accept either the highest or indeed any offer for the subjects or any part thereof. All measurements are taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services or appliances have been checked by us and no warranty is given as to their condition. All arrangements to view must be made by prior appointment with MacPhee and Partners. It is the responsibility of all prospective viewers to check with the agents prior to viewing the property to ensure that it is still available for sale, particularly with regard to long journeys or those viewings arranged some time in advance. Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses (Edition 5).