



SIARARD | DAVIES BRAE | MALLAIG | PH41 4QY

OFFERS OVER: £465,000



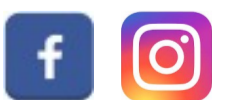
The subjects for sale form a substantial detached property, ideally located in the popular fishing port of Mallaig, on the West Coast of Scotland. Enjoying an elevated position, with stunning direct sea views towards the Isle of Skye, Siarard presents a most unique property, comprising a modern first floor apartment, with vast commercial area below, set in generous grounds. The residential apartment provides deceptively spacious accommodation, conveniently arranged over one level and benefits from double glazing fitted in 2020, electric heating, new carpeting throughout in May 2023, plus recent upgrading and decoration. A most attractive feature is the triple aspect, open-plan lounge, kitchen and dining room which offers quality fitted units, solid wood work surfaces, Samsung integral appliances, oak flooring, and has direct access to the balcony terrace, with breath-taking sea views. Enhancing the property itself is the ground level commercial area, which presents several different possibilities, including Full Planning Permission to convert it in to 3 self-contained flats. Subject to the necessary consents, the property could also potentially be converted in to one large home. Due to the size and location, Siarard would make a superb family home as currently used, or an investment opportunity in a buoyant self-catering market.

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.



- Substantial Detached Property with Stunning Sea Views
- First Floor Residential Apartment
- Vast Ground Floor Commercial Area with Full Planning Permission for Conversion
- Central Town Location
- Large Open-Plan Lounge, Kitchen & Dining Room with Balcony Terrace
- 3 Double Bedrooms
- Spacious Jack-&-Jill Family Bathroom
- Double Glazing & Electric Heating
- Generous Grounds
- EPC Rating: E 49

MacPhee & Partners
Airds House, An Aird
Fort William
PH33 6BL
01397 70 2200
estateagency@macphee.co.uk
www.macphee.co.uk



rightmove
find your happy



PrimeLocation.com



Accommodation

Entrance

With wooden front door and stairs to first floor. Two windows to side.

Hallway 5.6m x 5.0m

T-shaped, with hatch to loft. Doors to open-plan lounge, kitchen & dining room, bedrooms and Jack-&-Jill bathroom. Study/Reading area.

Open-Plan Lounge, Kitchen & Dining Room 11.0m x 6.2m

With double windows to sides, window to sea views, and patio doors to balcony and sea views. Fitted with modern gloss white kitchen units, offset with solid wood work surfaces. Gloss white island units, with wood effect work surface and integral wine chiller. Integral Samsung oven and integral Samsung Oven/Microwave. Samsung electric hob, with stainless steel extractor chimney over. Stainless steel one-and-a-half bowl sink unit. Tiled splashback. Oak flooring to kitchen and dining area. Door to utility room.

Utility Room 3.0m x 2.5m

With windows to side and views. Fitted with white kitchen units, offset with solid wood work surface.

One-and-a-half bowl black coloured sink unit. Tiled splashback. The washing machine and tumble dryer are included in the sale, however no guarantees will be given. UPVC door with glazed panel to rear and terrace balcony.

Bedroom 4.9m x 3.1m

With two windows to side. Built-in wardrobe with double doors. Archway.

Bedroom 4.2m x 2.7m

L-shaped, with window to front. Built-in wardrobe, with double doors.

Bedroom 4.0m x 3.2m

With window to front. Built-in wardrobes, with mirrored sliding doors. Door to Jack-&-Jill bathroom.

Jack-&-Jill Bathroom 4.7m x 3.4m

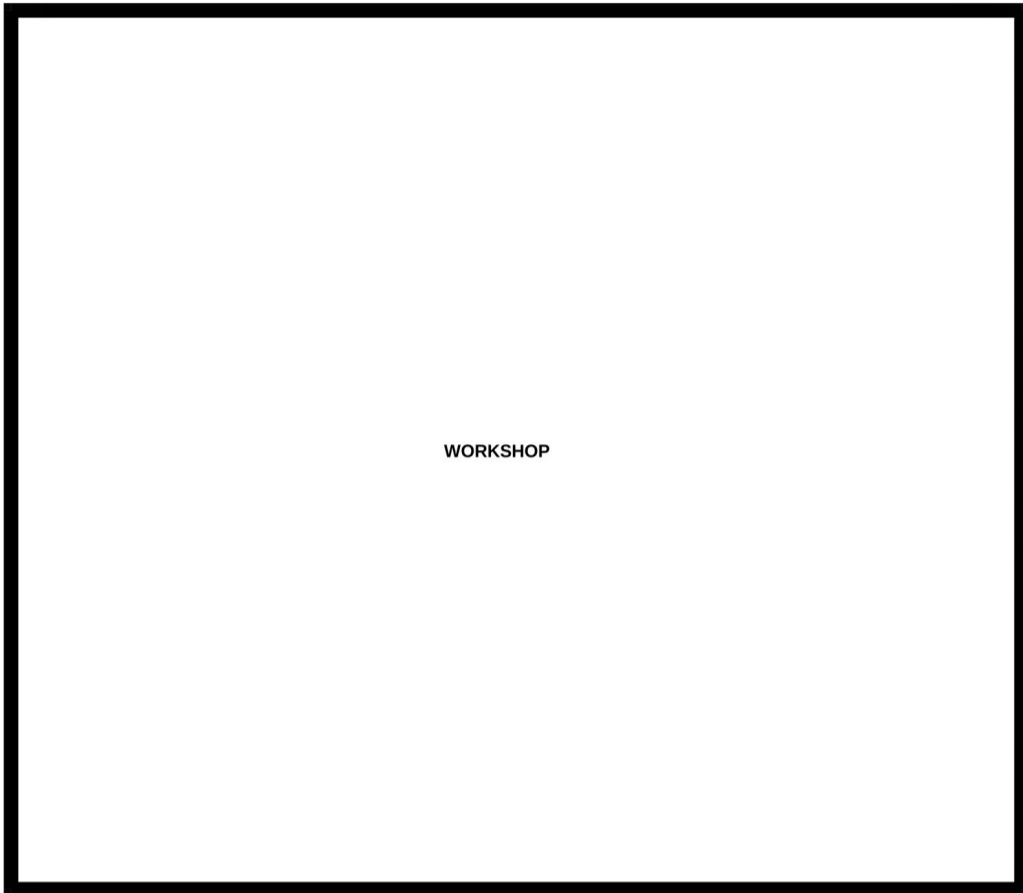
L-shaped, with frosted window to front. Fitted with modern white suite of WC and wash hand basin set in vanity unit, bath with shower attachment and fully tiled shower enclosure, with Mira shower. Built-in cupboard with double doors. Tiled flooring.



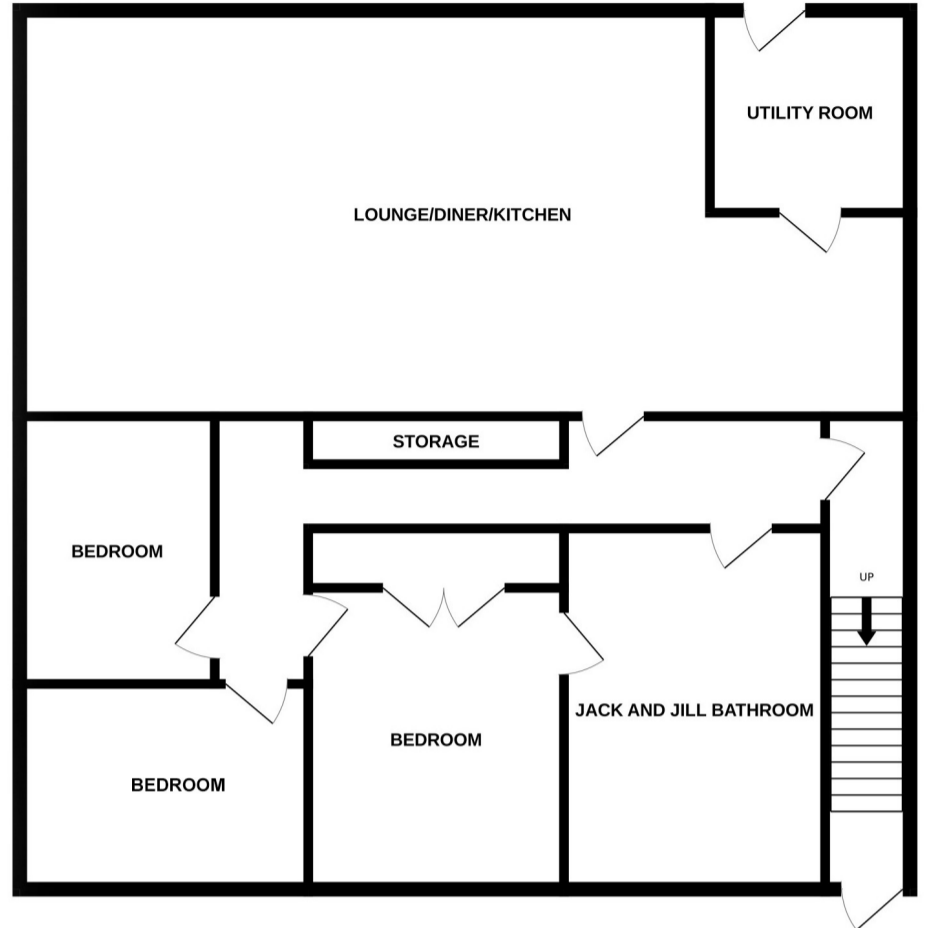


Floor Plan

GROUND FLOOR



FIRST FLOOR



Commercial Ground Floor

The property benefits from a vast ground floor area, equating to around 200 squared metres. This flexible space, currently divided in to several different areas, has the capacity to be used for several different options, including Full Planning Permission for conversion in to 3 separate self-contained flats. The planning for this can be found on The Highland Council Planning website under the reference 19/03568/FUL, with an updated date of 7th April 2021 - this is in the process of being renewed.

Outdoor Space

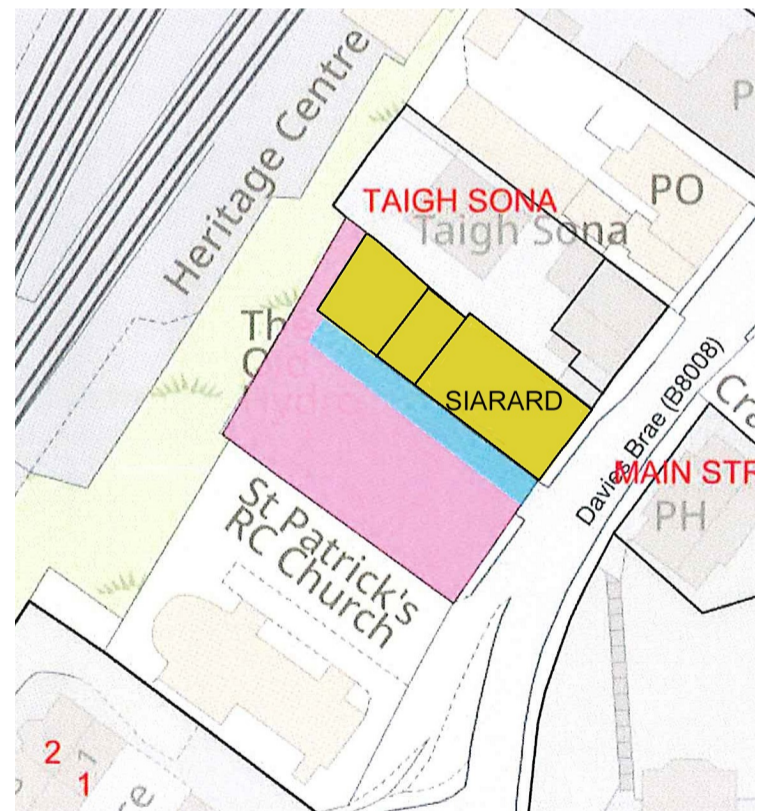
The property benefits from generous grounds to the rear, laid to gravel and providing ample parking. A large raised balcony terrace is accessed from the open-plan living area and the utility room and benefits from stunning uninterrupted views across the sea towards the Isle of Skye.

Travel Directions

From Fort William, travel on the A830 Road to the Isles to Mallaig for 45 miles. When entering the village, turn right at the roundabout, past the Co-op and take the next turning on the right on to Davies Brae. Proceed up the hill and Siarard is located on the right hand side.

Title Plan

The area shaded yellow indicates the area for sale. The blue shaded area indicates the driveway which the title has a right of access over.



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).

