



12 LOVAT TERRACE | MALLAIG | PH41 4RF



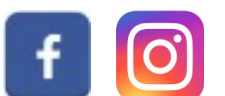
FIXED PRICE: £165,000

Enjoying an elevated position, with sea views towards the Small Isles of the Inner Hebrides, the subjects of sale form a desirable, semi-detached property, located in the popular fishing port of Mallaig. Offering good sized accommodation, conveniently arranged over two floors, 12 Lovat Terrace benefits from double glazing and oil fired central heating. The bright lounge/diner with open fire, modern shower room, and the generous garden grounds are most attractive features. Due to the size and location, the property would be ideally suited as a wonderful family home or as an excellent investment opportunity in a buoyant rental 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.

- Attractive Semi-Detached Property
- Elevated Position with Sea Views
- Desirable Village Location
- Lounge/Diner
- Kitchen
- 3 Double Bedrooms (1 with modular shower unit, WC & wash hand basin)
- Shower Room
- Double Glazing
- Oil Fired Central Heating
- Garden
- EPC Rating: D 64

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Accommodation

Entrance Hallway 3.0m x 1.8m

With galvanised steel entrance door with glazed panels. Window to side. L-shaped, with stairs to upper level. Doors to bedroom and lounge/diner.

Bedroom 3.3m x 3.0m

Slightly L-shaped, with window to front. The bedroom has a walk-in modular shower housing WC, and separate wash hand basin set on vanity unit.

Lounge/Diner 4.3m x 3.7m

Slightly L-shaped, with window to front. Feature open fire with tiled hearth with electric fire insert. Door to kitchen.

Kitchen 4.5m x 2.1m

With window to rear. Fitted with oak kitchen units, offset with granite effect work surfaces. Franke stainless steel sink unit. Tiled splashback. Plumbing for washing machine. UPVC door to rear garden.

Upper Level

Landing

L-shaped, with window to rear. Built-in cupboard (1.6m x 1.1m). Doors to shower room and bedrooms.

Shower Room 1.9m x 1.9m

With frosted window to rear. Fitted with modern white suite of WC, wash hand basin set on vanity unit and wet walled shower cubicle with mains shower. Heated towel rail.

Bedroom 4.3m x 3.7m

L-shaped, with window to front. Built-in press cupboard.

Bedroom 4.3m x 2.9m

L-shaped, with windows to front and side. Built-in cupboard.

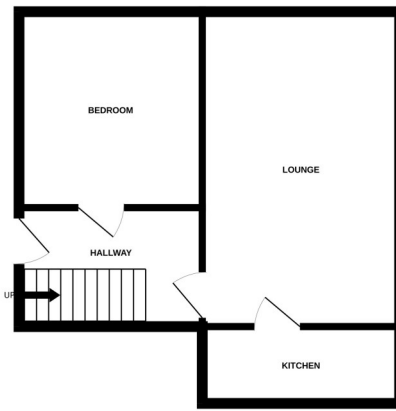
Garden

The property enjoys garden ground to the front, side and rear. Laid in the main to lawn and offset with mature hedging, there is a patio area located to the rear.

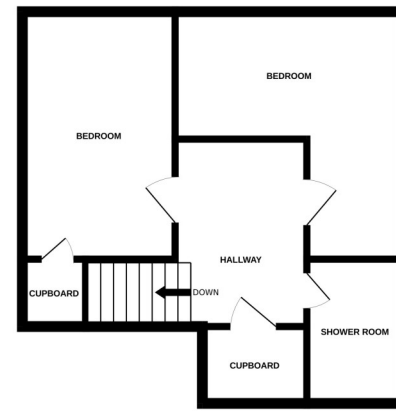


Floor Plan

GROUND FLOOR

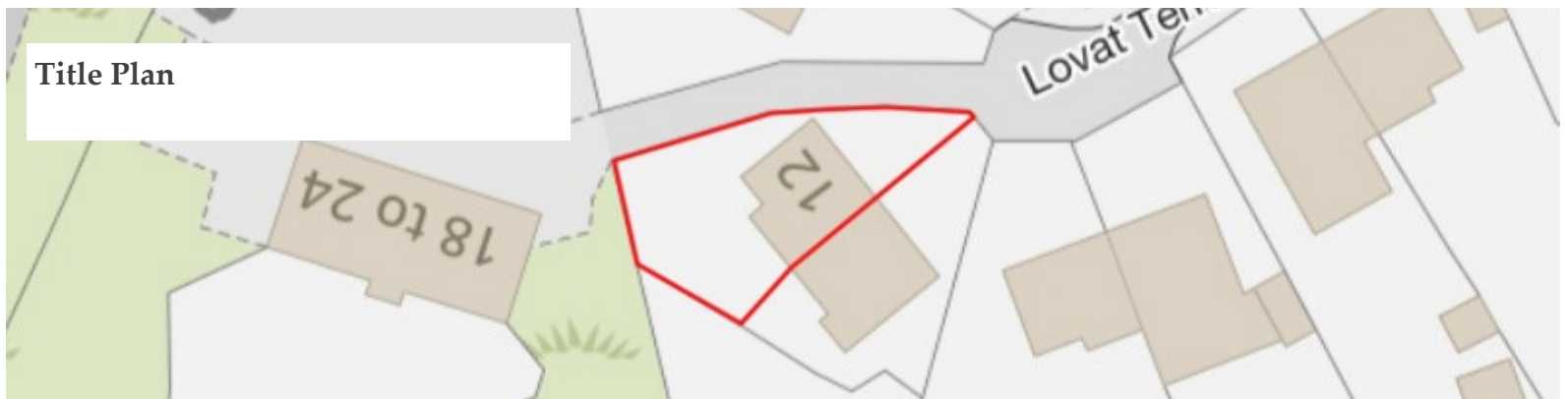


1ST FLOOR



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.
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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).