



SIARARD | DAVIES BRAE | MALLAIG | PH41 4QY

GUIDE PRICE: £285,000



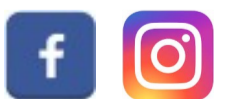
The subjects for sale form a substantial first floor apartment, ideally located in the popular fishing port of Mallaig, on the West Coast of Scotland. Enjoying an elevated position, with stunning direct sea views towards the Isle of Skye, Siarard provides deceptively spacious accommodation, conveniently 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. 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 First Floor Apartment with Stunning Sea Views
- 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
- Private Parking
- Additional Property & Land at Separate Negotiation
- EPC Rating: E 49

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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

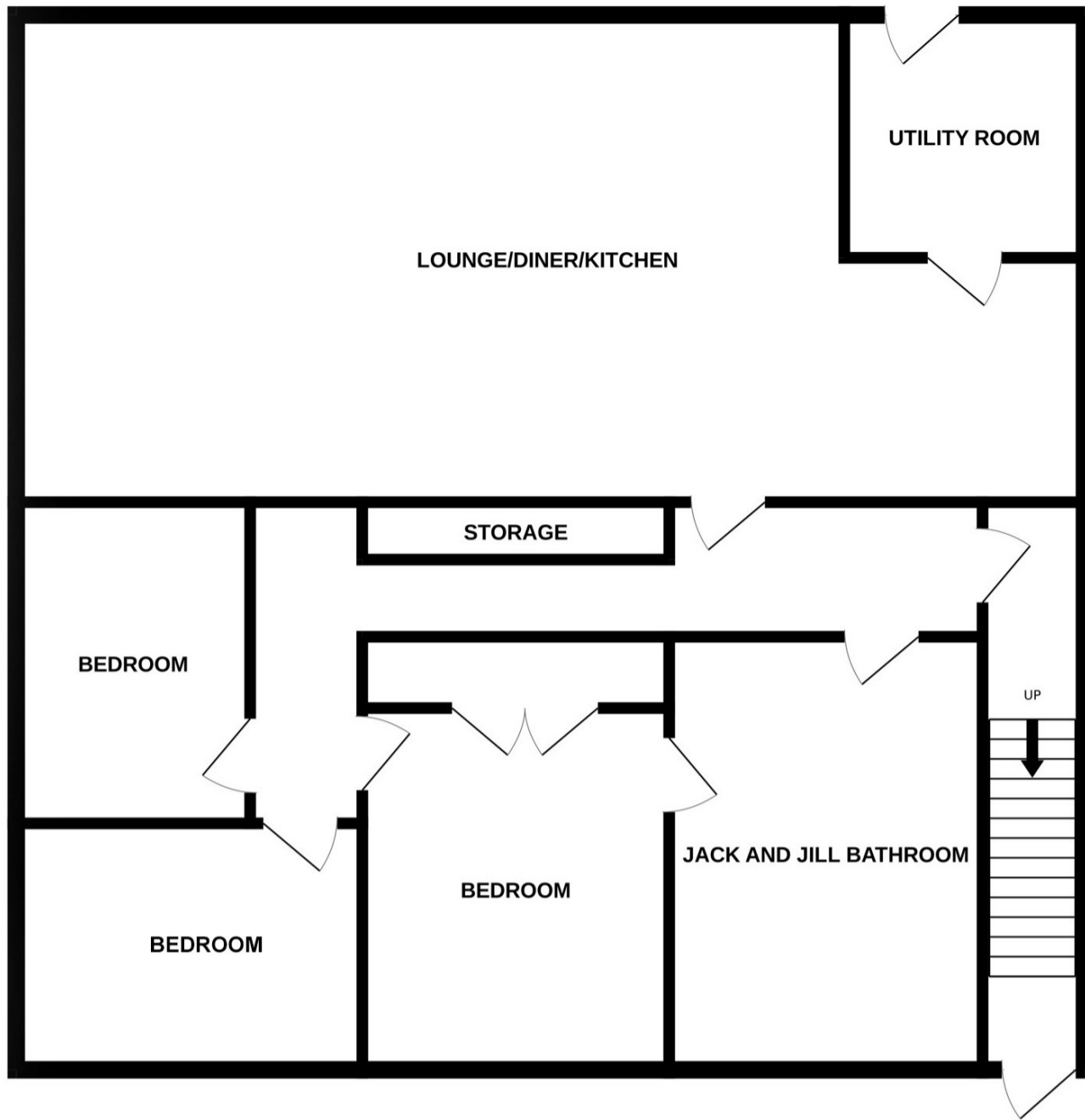
L-shaped, with frosted window to front. Fitted with modern white suite of WC and wash hand basin set in vanity unit, bath with shower attachment and fully tiled shower enclosure, with Mira shower. Built-in cupboard with double doors. Tiled flooring.





Floor Plan

FIRST FLOOR



Outdoor Space

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. There is also a private parking space to the front of the property on Davies Brae.

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

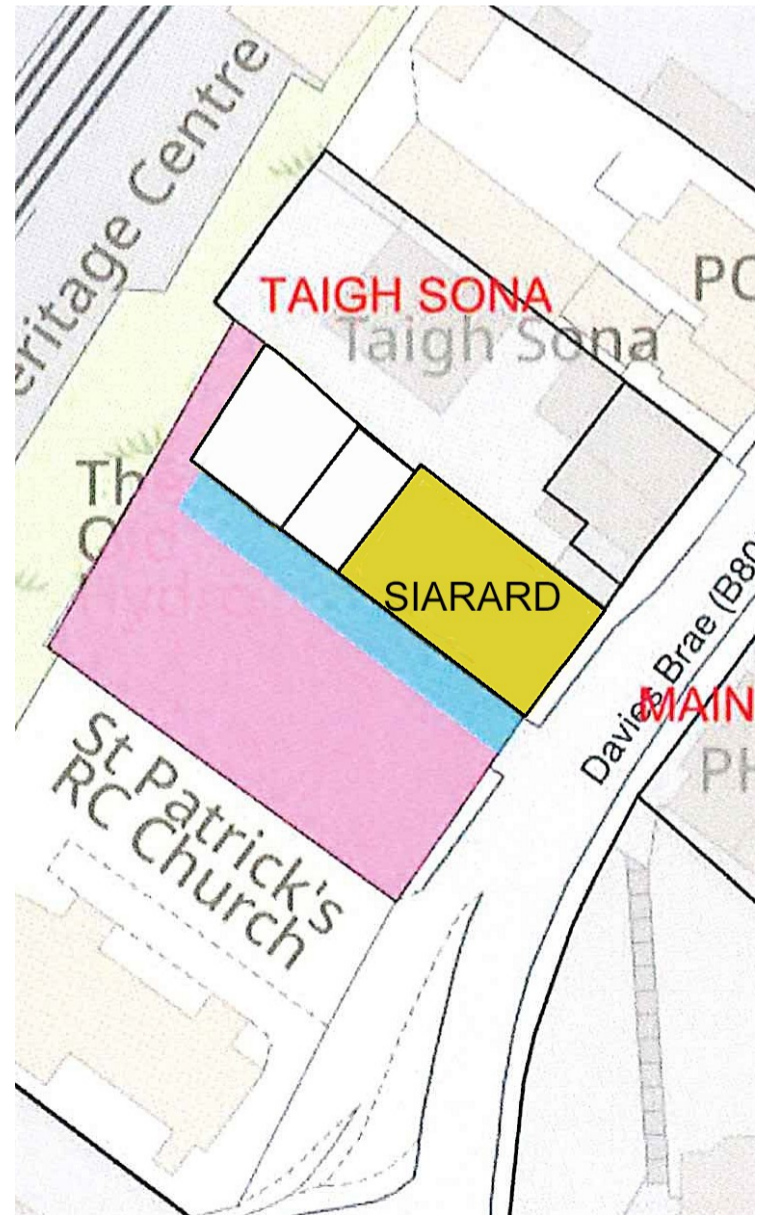
hill and Siarard is located on the right hand side.

Title Plan

The area shaded yellow indicates the area for sale.

Additional Space

Available at separate negotiation, is a large commercial unit below the apartment, equating to around 200 squared metres. Benefiting from Full Planning Permission in place to convert into 3 separate self-contained flats, this would also include a generous parking/garden area to the rear of the property.



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