



5 AIRD MHOR | MALLAIG | PH41 4RJ

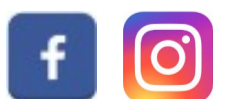
PRICE GUIDE: £150,000

Occupying a prime elevated position, in the coastal village of Mallaig with its bustling port, 5 Aird Mhor forms a desirable semi-detached dwellinghouse, situated in generous garden grounds, with partial sea views. Offering well-sized accommodation, conveniently arranged over two levels, the property is in very good order, benefiting from double glazing and oil fired central heating. The bright, dual-aspect, lounge/diner enjoys large French doors which lead out to the rear garden, and is a most attractive feature. The remaining accommodation comprises an attractive fitted kitchen with integrated appliances, utility porch, bathroom and two double bedrooms, providing a superb permanent home. Due to the size and location, the property would also be suited as a fantastic coastal bolt-hole or indeed an investment opportunity for a buoyant self-catering or longer term 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.

Desirable Semi-Detached Dwellinghouse
 Convenient Village Location with Partial Sea Views
 Lounge/Diner with French Doors
 Kitchen
 Utility Porch
 2 Double Bedrooms
 Bathroom
 Double Glazing & Oil Fired Central Heating
 Generous Garden with Garden Shed
 EPC Rating: E 43

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Accommodation

Entrance Hallway 4.2m x 1.7m

L-shaped, with frosted glazed UPVC entrance door and stairs to upper level. Built-in storage cupboards with louvre doors. Fixed full length window to side. Doors to lounge/diner and bathroom.

Lounge/Diner 6.1m x 3.2m

Slightly L-shaped, with windows to front and French doors to rear. Built-in cupboard. Door to kitchen.

Kitchen 3.6m x 2.5m

With window to rear. Fitted with white kitchen units, offset with granite effect work surfaces. Integral Lamona oven. Bush electric hob with stainless steel extractor chimney over. Integral fridge/freezer. Stainless steel sink unit. Tiled splashback. Space for tumble dryer. Door to utility porch.

Utility Porch 2.4m x 1.2m

With granite effect work surface. Boulter Camray boiler. Plumbing for washing machine. Door to rear garden.

Bathroom 2.2m x 1.8m

Slightly L-shaped, with frosted window to side. Fitted with white suite of WC and wash hand basin set in wood effect vanity unit, and bath with shower attachment over. Wet-walling splashback.

Upper Level

Landing 1.6m x 0.9m

With window to rear. Built-in cupboard

with louvre door. Doors to bedrooms.

Bedroom 4.9m x 2.8m

L-shaped, with window to front.

Bedroom 4.9m x 3.2m

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

Garden

The property benefits from generous garden grounds to three sides. The front garden is laid to gravel for ease of maintenance, with a paved pathway leading round the side to the rear. The enclosed rear garden is arranged over tiered levels, comprising a spacious decked patio area, paved patio area, and curved steps leading up to the lawned areas. A garden shed is included in the sale. Public parking bays feature to the front of the property and across the road.

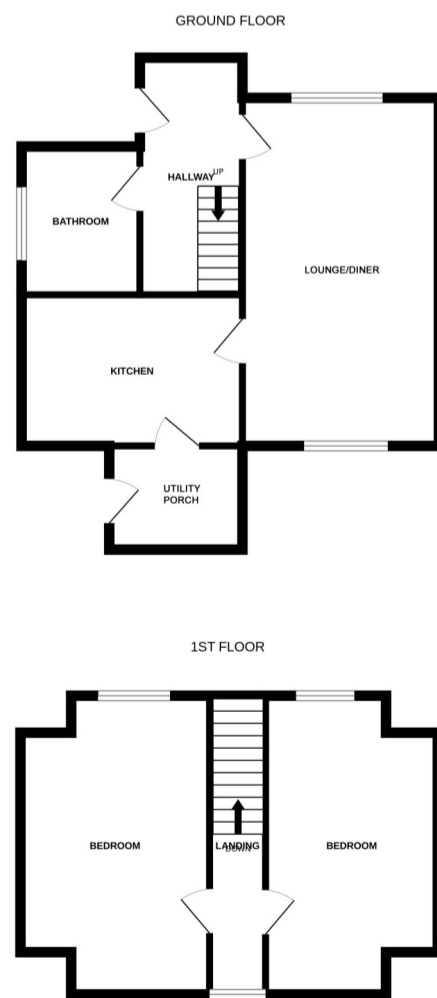
Travel Directions

From Fort William travel on the A830 "Road to the Isles" for approximately 45 miles (about 1hr) to Mallaig. When entering the village, take the road right and follow it round, along the bay and up the hill. Take the second turning right on to Coteachan Hill, follow the road up and then take the next right on to Aird Mhor. Number 5 is the second last property on the right hand side.

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Floor Plan



Title Plan



The area outlined red indicates the title for sale

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