



MacPhee & Partners



6 EAST BAY | MALLAIG | PH41 4QG



PRICE GUIDE: £128,000

Enjoying spectacular views over Mallaig Bay, the marina, and harbour towards the sea and the Small Isles of the Inner Hebrides, the subjects of sale form an attractive, top floor flat, located in the popular fishing port of Mallaig. Offering conveniently arranged, good sized accommodation, 6 East Bay benefits from double glazing, electric heating and is in very good order. The property's bright accommodation comprises an entrance hallway, lounge/diner, kitchen, two double bedrooms and a bathroom. 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 Top Floor Flat
Stunning Views over Mallaig Bay & Marina
Coastal Village Location with Sea Views
Lounge/Diner
Kitchen
2 Double Bedrooms
Bathroom
Double Glazing & Electric Heating
Communal Garden Grounds
EPC Rating: F 35

MacPhee & Partners
Airds House, An Aird
Fort William, PH33 6BL
01397 702200
estateagency@macphee.co.uk :: www.macphee.co.uk



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Accommodation

Entrance Hallway 4.7m x 1.0m
Entrance door with single glazed frosted panels. Built-in cupboard with fitted shelving. Hatch to loft. Doors to bedrooms, lounge/diner and bathroom.

Bedroom 4.0m x 3.6m
Slightly L-shaped, with window to front harbour and sea views.

Lounge/Diner 4.2m x 3.7m
With double window to front harbour and sea views. Shelved alcove. Electric fire with fireplace surround. Door to kitchen.

Kitchen 3.6m x 2.1m
Slightly L-shaped, with window to rear. Fitted with modern charcoal grey coloured gloss kitchen units, offset with oak effect work surfaces. Integral Lamona oven. Electric Lamona hob with black coloured extractor chimney over. Stainless steel sink unit. Charcoal coloured wet-walling splashback. Plumbing for washing machine. Built-in cupboard housing hot water tank.

Bathroom 2.5m x 1.5m
With frosted window to rear. Fitted with white suite of WC, wash hand basin, and bath with shower attachment over. Wet-walled half walling. Wooden wall cabinet.

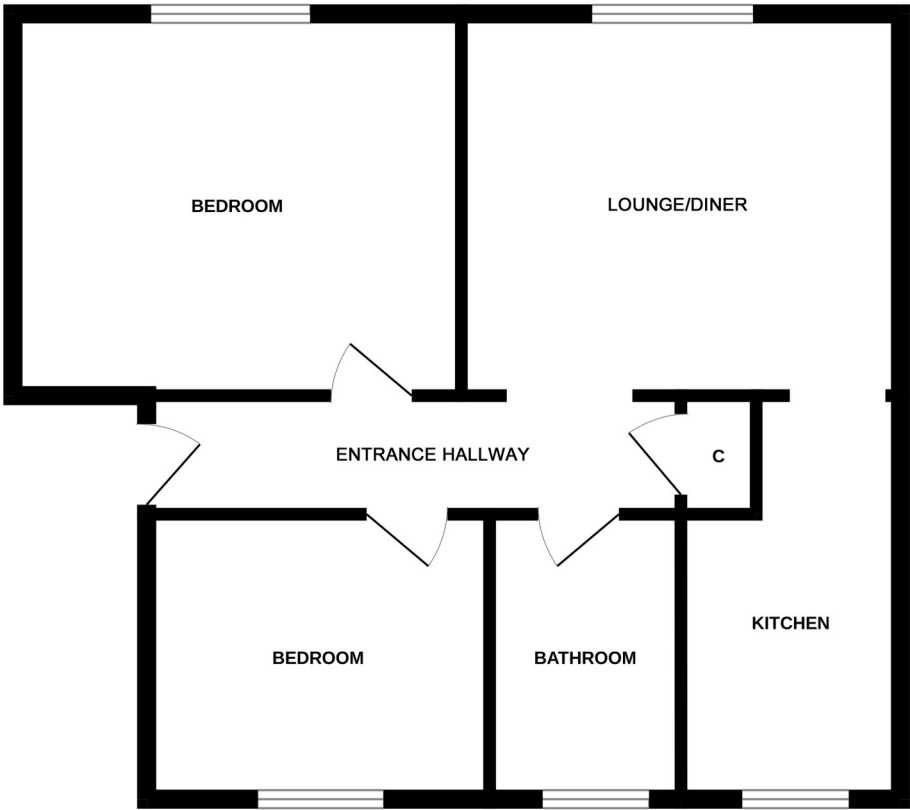
Bedroom 3.5m x 2.5m
With window to rear.

Grounds
The property benefits from communal grounds, shared between the six flats within the block. Laid to lawn, the rear garden features drying areas, whilst the front has a paved pathway, offset with mature hedging. On-street parking is located to the front of the property.

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 Number 6 is located in the first block of flats on the right hand side.



Floor Plan



Title Plan

6 East Bay is clearly marked on the plan. The yellow shaded area indicates the communal garden grounds shared between the six properties in the block, whilst the pink shading indicates the communal close and stairways.

Title Plan



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