



SIARARD

MALLAIG, PH41 4QY OFFERS

FLAT 2


McEwan Fraser Legal
Solicitors & Estate Agents

McEwan Fraser Legal is delighted to present an excellent opportunity to acquire this newly converted two-bedroom apartment, situated in the heart of the popular West Highland coastal village of Mallaig.

Formerly part of commercial retail premises, the building has been thoughtfully redeveloped by the current owner to create modern and well-proportioned residential accommodation. This particular apartment benefits from its own main door entrance and occupies the ground floor, offering contemporary living space finished to a high standard throughout.

The accommodation comprises a welcoming entrance leading into a bright and spacious open-plan kitchen and lounge, creating an excellent sociable living environment. A separate utility room provides useful additional storage and practical space. The property further offers two well-proportioned bedrooms and a modern bathroom, making it an ideal home for a range of purchasers.

Mallaig's stunning coastal setting, thriving tourism industry, and excellent transport links make this property particularly attractive to both owner-occupiers and investors. Located on Scotland's renowned west coast and serving as a gateway to the Isles, the village attracts visitors year-round seeking spectacular scenery, outdoor pursuits, and island-hopping adventures.



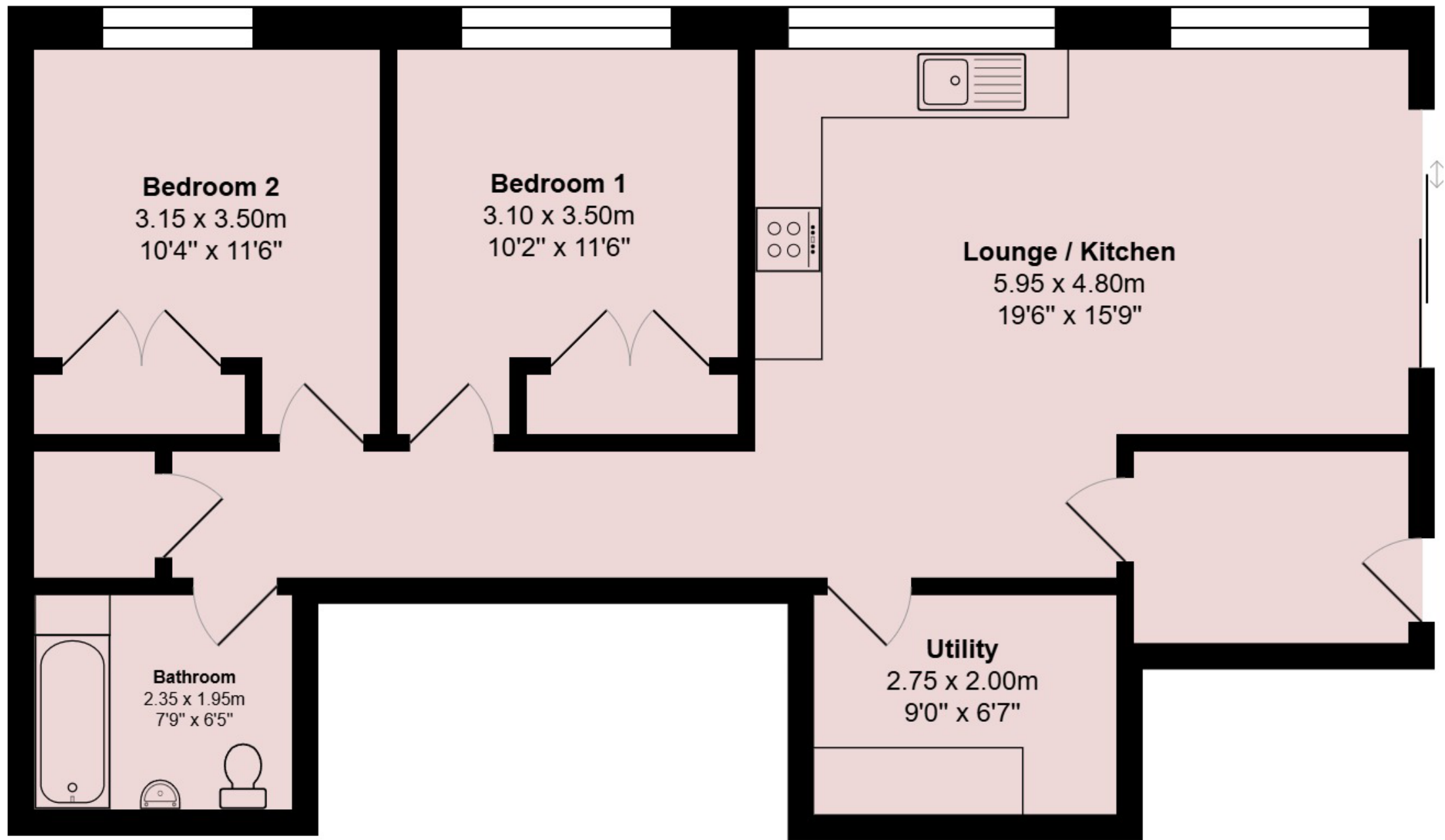
KEY FEATURES:

- Newly converted two-bedroom apartment
- Main door entrance
- Ground floor accommodation
- Bright open-plan kitchen and lounge
- Separate utility room
- Modern interiors and contemporary specification throughout
- Two well-proportioned bedrooms
- Suitable for owner-occupiers, first-time buyers, and downsizers
- Excellent holiday-let and short-term rental potential
- Prime village location close to local amenities and transport links
- Situated within one of Scotland's most popular tourist destinations



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This is a rare opportunity to acquire a high-quality, newly converted home in a sought-after coastal location, offering an appealing combination of modern living, lifestyle and investment potential.

Early viewing is highly recommended.

The property is situated in the picturesque and highly desirable fishing port of Mallaig on Scotland's spectacular West Coast. Renowned for its breathtaking scenery and vibrant harbour, Mallaig serves as the gateway to the Small Isles and offers a unique blend of coastal living, outdoor adventure and community spirit.

The village provides a good range of local amenities including shops, cafés, restaurants, primary and secondary schooling, healthcare facilities and regular transport connections. Mallaig is the terminus of the famous West Highland Line, widely regarded as one of the world's most scenic railway journeys, providing links to Fort William and Glasgow. Regular ferry services connect the mainland to Skye, Rum, Eigg, Muck and Canna, making the area a popular destination for visitors throughout the year.

Surrounded by dramatic Highland landscapes, pristine beaches and world-class walking opportunities, the area is a haven for outdoor enthusiasts. The nearby Silver Sands of Morar, the Road to the Isles and the rugged beauty of the surrounding coastline attract tourists from across the globe, supporting a strong local tourism economy.

Combining stunning natural beauty with excellent transport links and year-round appeal, Mallaig offers an exceptional lifestyle opportunity and remains one of the most sought-after locations in the Scottish Highlands.

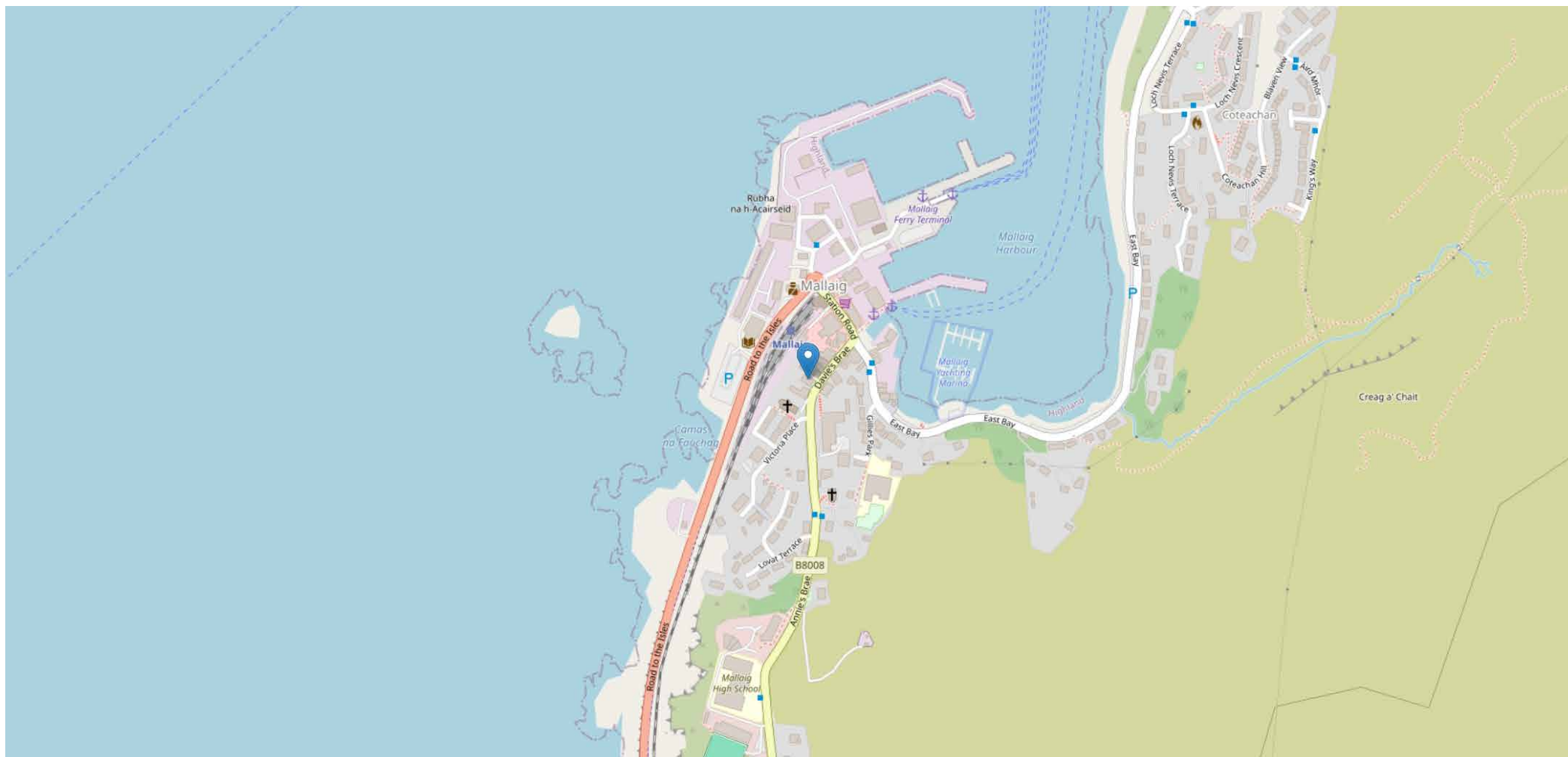


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