



GLEN COTTAGE | MALLAIG | PH41 4QN

PRICE GUIDE: £298,000

Occupying a prime, elevated position, located on the edge of the coastal village of Mallaig with its bustling port, Glen Cottage forms a most impressive and charming, detached cottage, set in its own generous grounds. Boasting spectacular, uninterrupted sea views towards the Isle of Skye, the property is an excellent example of a traditional build, which has been upgraded and modernised throughout in recent years. Offering deceptively spacious accommodation, conveniently arranged over two levels, the property comprises a bright dual-aspect lounge/diner with feature multi-fuel stove and patio doors, a striking, modern quality-fitted Wren kitchen with integral appliances, a newly installed utility/cloakroom, with entrance porch and hallway all on the ground floor, whilst two double bedrooms and a contemporary shower room complete the accommodation on the upper floor. Benefiting from double glazing and an electric wet heating system, the owner has created a very comfortable home, in walk-in condition with neutral decor, and would be ideally suited as a permanent family home, an idyllic holiday retreat, 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.

- Charming Detached Traditional Cottage
- Idyllic Semi-Rural Location with Stunning Sea Views
- Lounge/Diner with New Multi-Fuel Stove & Patio Doors
- Striking Modern Kitchen
- 2 Double Bedrooms
- Contemporary Shower Room
- Electric Wet Heating System
- Double Glazing
- Generous Garden Grounds
- Garden Shed
- EPC Rating: E 47

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Accommodation

Front Porch 1.4m x 1.4m

Wooden entrance door, with single glazed panel. Window to front sea views. Laminate flooring. Door to hallway.

Hallway 2.1m x 1.0m

With stairs to upper level. Built-in understair cupboard. Doors to lounge/diner and kitchen.

Lounge/Diner 4.0m x 3.8m

With window to front sea views and fully glazed patio doors to rear. New multi-fuel stove set on tiled hearth, with feature panelled surround. Laminate flooring.

Kitchen 4.0m x 3.6m

L-shaped, with window to front sea views. Fitted with modern sage-coloured Wren shaker-style kitchen units, offset with wood effect work surfaces. Impressive Belling range cooker with gas hob and extractor hood over. Integral CDA microwave cooker. Integral dishwasher and fridge freezer. Graphite coloured sink unit. Feature tiled splashback. Laminate flooring. UPVC door with half frosted glazed panel to rear. Door to utility/cloakroom.

Utility/Cloakroom 1.7m x 1.6m

With frosted window to rear. Fitted with

contemporary white suite of WC and wash hand basin set in vanity unit. Tiled splashback. Wood-effect work surface, with plumbing for washing machine. Laminate flooring.

Upper Level

Landing 2.6m x 2.5m

L-shaped, with window to front sea views and fixed bench seat. Built-in cupboard. Doors to bedrooms and shower room.

Bedroom 3.9m x 3.7m

Slightly L-shaped, with Dormer window to front sea views and fixed bench seat. Built-in wardrobe, with mirrored, sliding doors.

Bedroom 3.9m x 2.7m

L-shaped, with window to front sea views and fixed bench seat. Access to eaves. Hatch to loft.

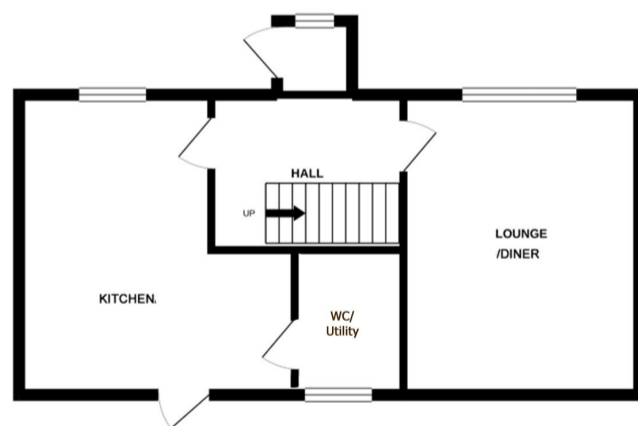
Shower Room 2.6m x 2.2m

With frosted window to rear. Fitted with modern white suite of WC, feature marble sink set on wooden vanity unit, and large, fully wet-walled, shower cubicle with mains shower. Wet-walling splashback. Heated towel rail.

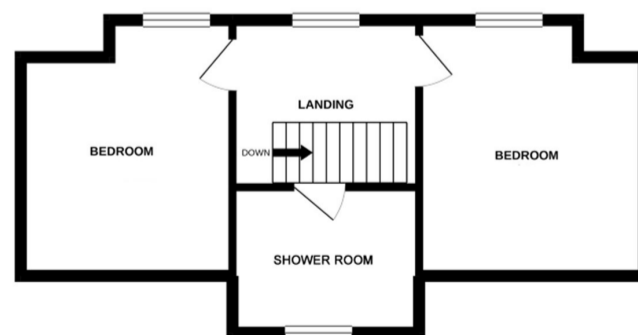


Floor Plan

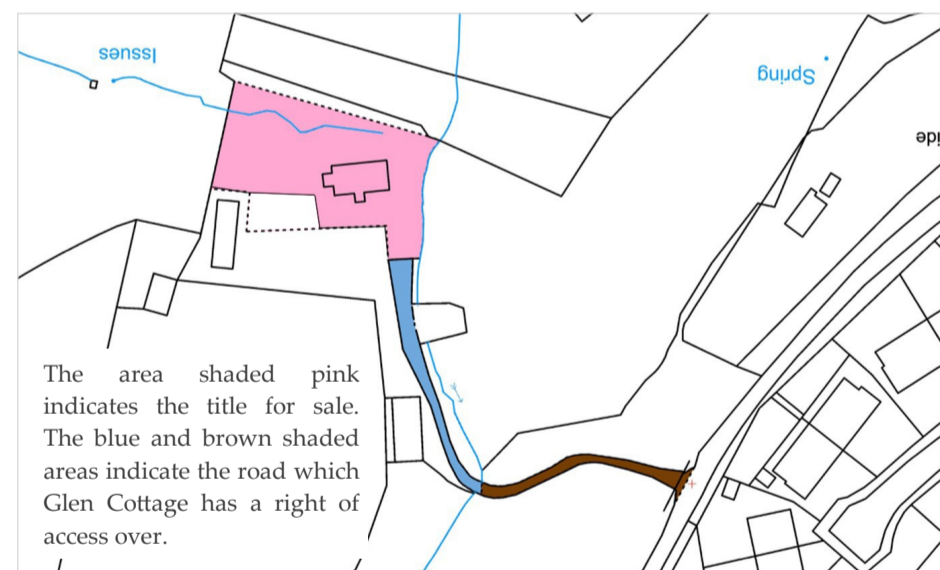
Ground Floor



Upper Floor



Title Plan



Garden

Approached by a driveway tarmac and gravelled driveway, the property enjoys garden grounds to all sides. Laid to natural lawn for ease of maintenance, with patio areas to both the front and rear, a natural stream also features to the rear. Garden shed.

Travel Directions

Travelling from Fort William on the A830 road, proceed for around 40 miles to the village of Mallaig. On

entering the village, turn right on the roundabout on to the B8008. Follow the road round East Bay, up the hill and bear right at Cameron Avenue, then immediately left on to Loch Nevis Terrace, signposted Mallaig Bheag. Pass the first set of properties on the right, then take a right up the first private road, signposted Glen Cottage. The property is located at the top of this road, directly ahead.

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