



21 EAST BAY | MALLAIG | PH41 4QG



PRICE GUIDE: £120,000

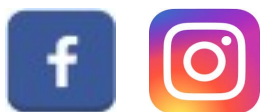
Enjoying spectacular views over Mallaig Bay, marina and harbour towards the sea and the Small Isles of the Inner Hebrides, the subjects of sale form an attractive, first floor flat, located in the popular fishing port of Mallaig. Offering conveniently arranged, good sized accommodation, 21 East Bay benefits from double glazing and electric heating. The property's 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.



Desirable First Floor Flat
Stunning Views over Mallaig Bay & Marina
Coastal Village Location with Partial Sea Views
Lounge/Diner
Kitchen
2 Double Bedrooms
Bathroom
Double Glazing & Electric Heating
Shared Drying Green
EPC Rating: C 77

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Accommodation

Entrance Hallway 4.7m x 1.1m

With wooden entrance door. Built-in cupboard. Doors to bedrooms, bathroom and lounge/diner.

Bedroom 3.9m x 3.6m

With windows to front, with views over the Bay.

Bedroom 3.5m x 2.5m

With window to rear.

Bathroom 2.4m x 1.4m

With frosted window to rear. Fitted with white suite of WC, wash hand basin and bath with Mira shower over. Tiled walling and flooring. Heated towel rail.

Lounge/Diner 4.2m x 3.7m

With window to front, with views over the Bay. Door to kitchen.

Kitchen 3.6m x 2.1m

With window to rear. Fitted with beech effect kitchen units, offset with granite effect worksurfaces. Integral NEFF oven. Ariston hob with chimney hood over. Integral fridge. Stainless steel sink unit. Tiled splashback. Plumbing for washing machine. Built-in cupboard. Laminate flooring.

Grounds

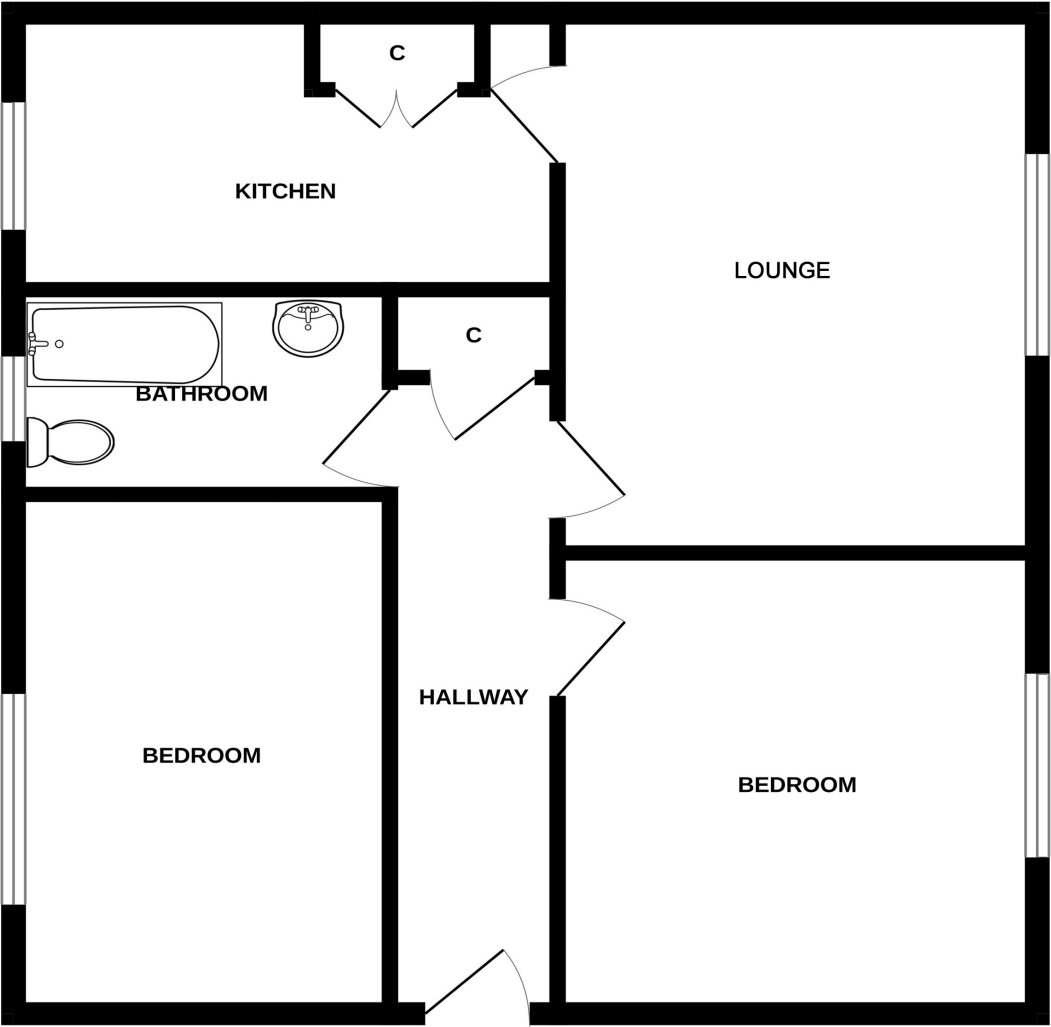
Externally, there is a shared drying green to the rear of the property. There is on-street parking located to the front of the property.

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

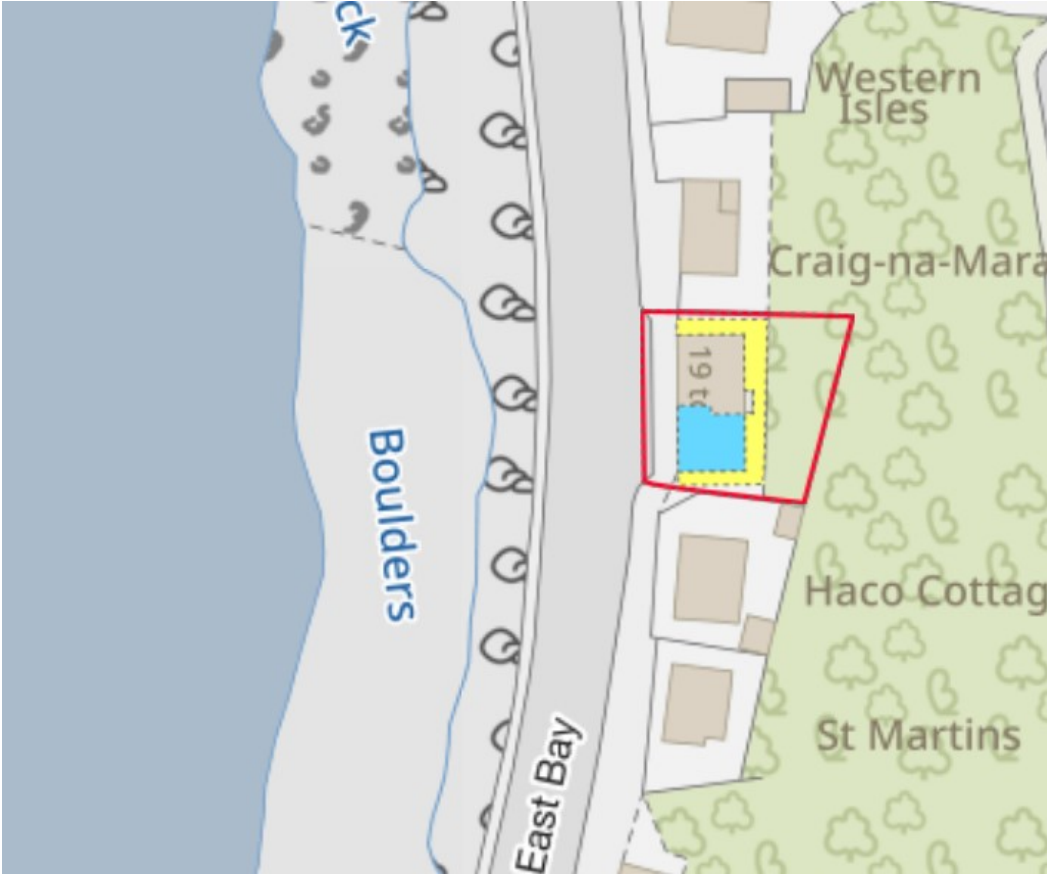


Floor Plan



Title Plan

The area outlined red is the location of the flats, whilst the blue shading indicates the title for sale. The yellow shading is a shared access pathway.



These particulars were prepared on the basis of our knowledge of the local area and, in respect of the property itself, information supplied to us by our clients. All reasonable steps were taken at the time of preparing these particulars to ensure that all details are accurate. All statements contained in the particulars are for information only and all parties should not rely on them as representations of fact; in particular:- (a) descriptions, measurements and dimensions are approximate only; (b) all measurements are taken at the widest points; and (c) all references to condition, planning permission, services, usage, construction, fixtures and fittings and moveable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers and therefore if you wish to pursue interest in this property you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the subjects ahead of a closing date and will not be obliged to accept either the highest or indeed any offer for the subjects or any part thereof. All measurements are taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services or appliances have been checked by us and no warranty is given as to their condition. All arrangements to view must be made by prior appointment with MacPhee and Partners. It is the responsibility of all prospective viewers to check with the agents prior to viewing the property to ensure that it is still available for sale, particularly with regard to long journeys or those viewings arranged some time in advance. 'Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses (Edition 5)'.