

13, EAST BAY MALLAIG



KEY FEATURES

- Ground floor apartment
- Spacious accommodation throughout
- Bright and well-proportioned rooms
- Double glazing
- On-street parking available
- Convenient location close to local amenities
- Within easy reach of transport links
- Ideal first-time buy, buy-to-let investment or downsizing opportunity
- Modern fitted kitchen
- Council Tax Band B
- Energy Performance Rating E:44

MCINTYRE & CO

SOLICITORS & ESTATE AGENTS

GUIDE PRICE: £105,000

PRICE REDUCTION £120,000



DESCRIPTION

McIntyre & Company are delighted to bring 13, East Bay, Mallaig to the market.

Situated in the popular fishing village of Mallaig the property forms a desirable apartment that enjoys views towards the Harbour. The property was built around 1950 and spans approximately 54sq m.

The apartment is situated on the ground floor in a block of six apartments. In addition to its convenient location, the property benefits from lovely views towards the Isles of Skye, Rhum and Eigg, double glazing, a galley style kitchen that is tastefully finished with co-ordinated worktops and splashback. A spacious lounge with a picture window that provides lovely views out to sea. There are two double bedrooms, a family bathroom and the apartment is heated by electric storage and panel heaters.

Note that the leak in the home report is being repaired August 2026.

This desirable property forms an ideal home for a first-time buyer or a great buy to let opportunity.

DIRECTIONS

From Fort William, head North on the A82, turning left at the Distillery Roundabout. Travel towards Mallaig on the A830. On reaching Mallaig bear right into the town and continue to East Bay, No 13 is the 2nd block on the right.

LOCATION/AMENITIES

Mallaig is a picturesque fishing port situated on the Westcoast of Scotland which provides a range of shops including a well-stocked supermarket, hotels, bar, cafes, medical centre, primary and secondary schools, modern swimming pool and leisure facilities.

Mallaig has links to Fort William, Oban and Glasgow. The area is well linked by the A82 and has public transport links to places including Edinburgh, Inverness and London. It is easily accessible with regular Caledonian MacBrayne ferry services to Armadale on the Isle of Skye and a daily service to the Small Isles of Canna, Rùm, Eigg and Muck. They also offer a non-landing ticket which allows visitors to cruise the Small Isles. In addition, a local ferry service run by Western Isles Cruises sail daily to Inverie in Knoydart, a beautiful and remote village. They also call (by prior arrangement) at Tarbet a location only accessible by sea. Its Train Station brings in tourists from the Jacobite Steam Train during the summer period. The Jacobite provided the Steam Engine and Carriages for Hogwarts Express as seen in the Harry Potter movies.

The nearest and largest town from Mallaig is Fort William, the main district town of Lochaber and is known as the “Outdoor Capital of the UK”. It is popular with those who enjoy stunning scenery, wildlife, walking and outdoor pursuits. There is a variety of shops, pubs and restaurants, a library, cinema, museum, bus and railway station with an overnight sleeper to London.

HALLWAY 4.81m x 1.05m

Laminate flooring, storage heater, cupboard with shelving.

LOUNGE 4.25m x 3.51m

Bright & spacious room with a window to the front elevation providing lovely sea and harbour views. Laminate flooring. Access to the kitchen. Storage heater .



KITCHEN 3.51m x 1.98m

Rear facing, galley style kitchen with a variety of wall, drawer and base units. Integrated oven, hob and extractor chimney. Laminate flooring and cupboard that houses the water tank.



FAMILY BATHROOM 2.28m x 1.47m

Comprises, bath with shower and folding screen, W.C, wash hand basin, predominantly wet wall panels and vinyl flooring.

BEDROOM 3.35m x 3.18m

Double room with a window to the front elevation providing lovely sea and harbour views. Carpet flooring and spotlights



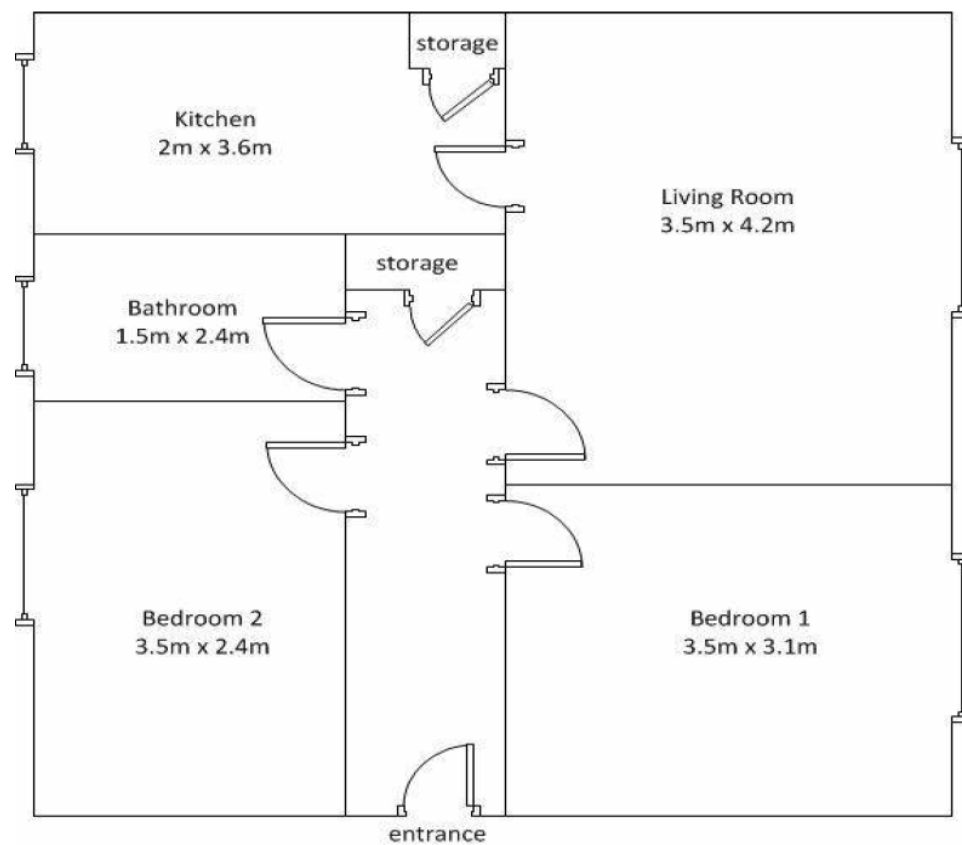
BEDROOM 3.51m x 2.35m

Rear facing double room with carpet flooring and spotlight fitting.



EXTERNAL

The property benefits from a small rear courtyard, perfect for drying laundry.



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