



17 Loch Nevis Terrace

Mallaig, PH41 4QH

Guide Price £225,000

Fiuran
PROPERTY

17 Loch Nevis Terrace

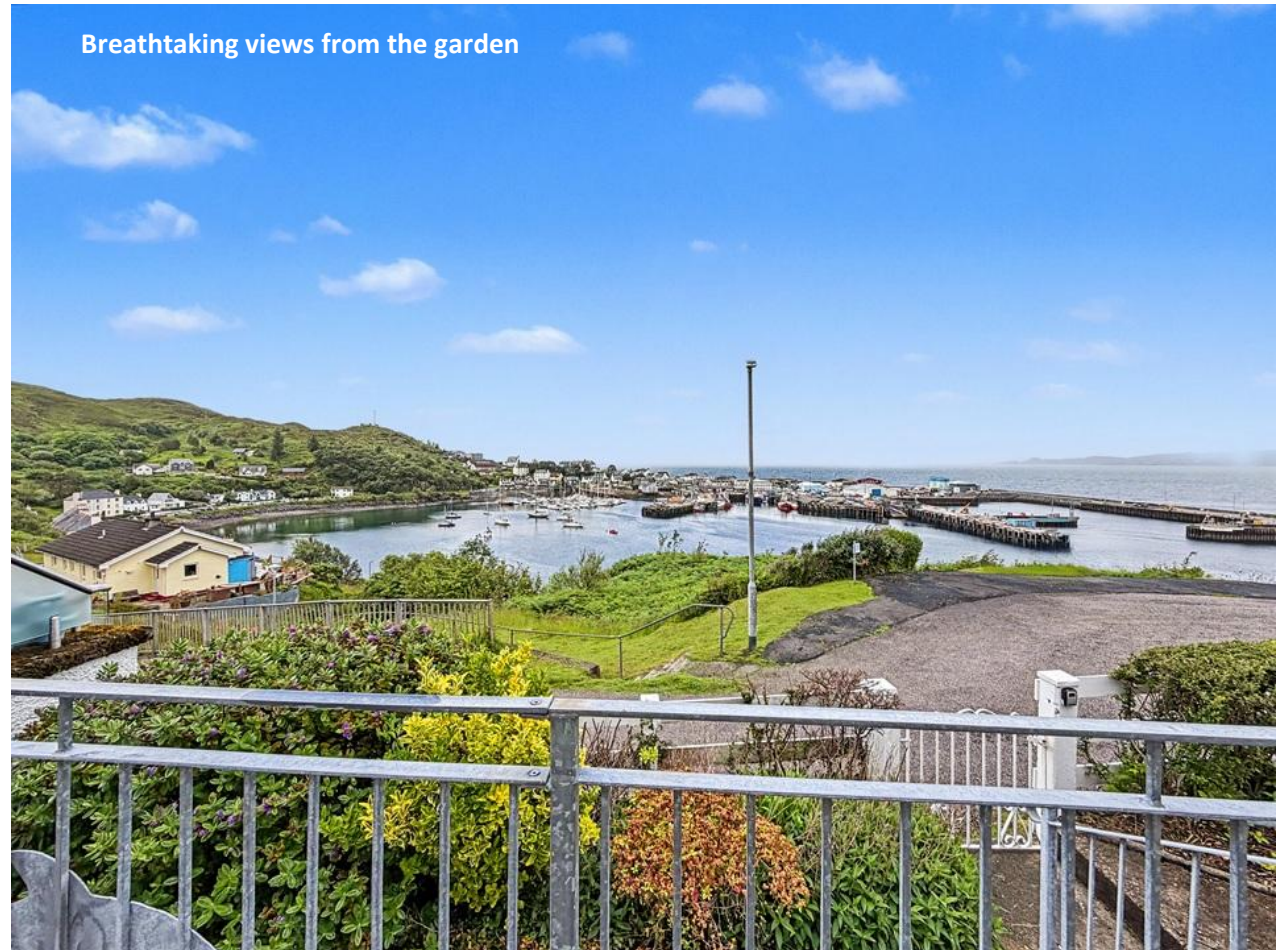
Mallaig, PH41 4QH

Located in the popular & picturesque village of Mallaig, set in an elevated position boasting panoramic views over Mallaig Harbour and out to the Isle of Skye and the Inner Isles, 17 Loch Nevis Terrace is a very desirable semi-detached House with 4 Bedrooms. With well-maintained garden it would make a wonderful family home.

Special attention is drawn to the following:-

Key Features

- Lovely semi-detached family home
- With panoramic views over Mallaig Harbour
- Conservatory, Hallway, Lounge, Dining Room
- Kitchen/Diner, Inner Hall, Utility Room
- Shower Room, Bedroom, Upper Landing
- 3 further Bedrooms, Bathroom & cupboard
- White goods included in sale
- Contents available under negotiation
- Double glazed windows & doors
- Oil fired central heating system
- Well-maintained garden with timber shed
- Within walking distance of local amenities
- Regular train and bus service to Fort William
- No onward chain
- Vacant possession



Located in the popular & picturesque village of Mallaig, set in an elevated position boasting panoramic views over Mallaig Harbour and out to the Isle of Skye and the Inner Isles, 17 Loch Nevis Terrace is a very desirable semi-detached House with 4 Bedrooms. With well-maintained garden it would make a wonderful family home.

The Ground Floor accommodation comprises the Conservatory, Hallway, Lounge, Dining Room, Kitchen/Diner, Inner Hall, Utility Room, Shower Room and Bedroom.

The First Floor offers the Upper Landing, 3 further Bedrooms, family Bathroom and large cupboard.

In addition to its breathtaking location, 17 Loch Nevis Terrace benefits from double glazed windows & doors, has oil fired central heating and is brought to the market without an onward chain.

The accommodation with approximate sizes (for guidance purposes only) is arranged as follows:

APPROACH

Via the gated front garden with steps leading to the Conservatory.

CONSERVATORY 4.7m x 2m (max)

Impressive room with wrap round windows taking full advantage of the views over the Harbour, radiator, the flooring is partly carpeted and partly tiled and door leading to the Hallway.

HALLWAY

With stairs rising to the first floor, radiator, fitted carpet and doors leading to the Lounge, Dining Room, Kitchen/Diner and Bedroom One.

LOUNGE 4.8m x 3.6m

With door and side panel windows through to the Conservatory with views over the Harbour, open fire, radiator and fitted carpet.

DINING ROOM 3.5m x 3.1m

With window to the rear elevation, understairs storage cupboard, radiator and laid partly with carpet & partly with vinyl.

KITCHEN/DINER 5m x 3.3m (max)

Slightly L-shaped and fitted with a range of base & wall mounted units, work surfaces over, stainless steel sink & drainer, Royal Rayburn oil fired Aga with extractor hood over, electric oven, microwave, dishwasher, freestanding fridge/freezer, dining area with table & bench seating, window to the rear elevation, carpeted flooring and door leading to the Inner Hall.

INNER HALL 2.2m x 1m

With doors leading to the Utility Room & Shower Room, tiled flooring and external door leading out to the side garden.

UTILITY ROOM 2.2m x 0.8m

With washing machine, tumble dryer, storage area and tiled flooring.



SHOWER ROOM 1.9m x 1.5m

Fitted with a white suite comprising wet walled shower cubicle with electric shower, WC & wash basin, heated towel rail, frosted window to the side elevation and tiled flooring.

BEDROOM ONE 4.3m x 2.7m

With window to the front with spectacular views, built-in wardrobes, radiator and fitted carpet.

UPPER LANDING

With large cupboard, hatch to the Loft, radiator, fitted carpet and doors leading to the upper level Bedrooms and the family Bathroom.

BEDROOM TWO 6m x 3.8m (max)

With window to the front with superb views over Mallaig & beyond, radiator and fitted carpet.

BEDROOM THREE 4.5m x 2m

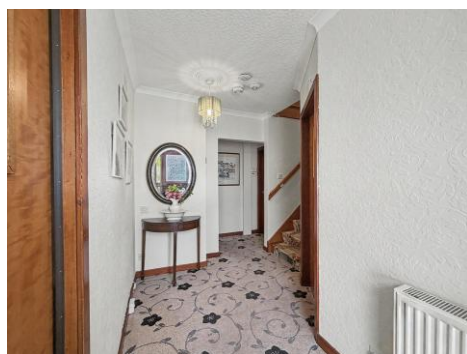
With window to the rear elevation, radiator and fitted carpet.

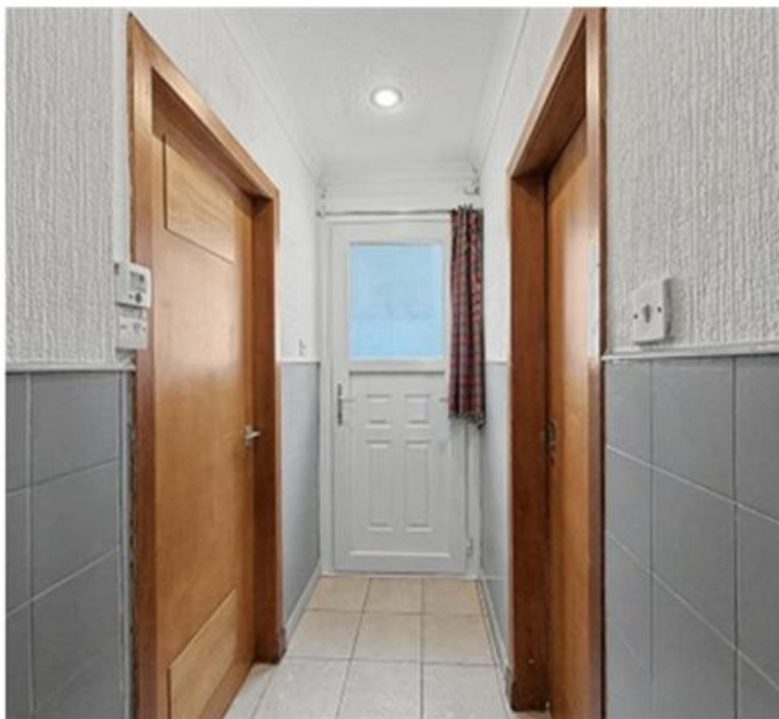
BEDROOM FOUR 4m x 2.4m (max)

With window to the front elevation with amazing views over the Harbour, radiator and fitted carpet.

BATHROOM 2.2m x 2m

Fitted with a blue suite comprising bath, WC & wash basin, storage unit, heated towel rail, radiator, partly tiled walls, window to the front elevation looking over the harbour, pier & beyond and tiled flooring.





EXTERIOR

With private garden to the front, side & rear of the property with breathtaking views. The gated front garden is enclosed with timber fencing with hedging plants, laid mainly with paving slabs & offering various places for garden furniture, perfect for sitting, relaxing and for taking in the incredible views over Mallaig, over to Skye & Inner Islands. The side garden is also laid with paving slabs and leads round to the rear garden. The rear garden is laid with a mixture of grass, gravel & concrete and is planted with a variety of trees, shrubs & bushes. There is ample space for garden furniture, a lovely area for dining alfresco. The rear garden houses a timber shed with power & lighting. On street private residents parking is located to the front of the property

MALLAIG

Mallaig is a picturesque working fishing port on the north west coast of the Highlands, with Mallaig Yachting Marina offering pontoon berths and moorings. The major ferry terminal provides ferries to Skye, the Inner and Outer Isles and Knoydart. The village has a range of facilities including supermarkets, various independent shops, cafes, restaurants, medical centre, churches, primary & secondary schools, a modern swimming pool, and a leisure centre. There is also a railway connection to Fort William and a bus service which operates daily to and from Fort William, and surrounding areas. Mallaig is approximately 40 miles west of Fort William and Being part of the 'Outdoor Capital of the UK', Mallaig and surrounding areas offer a large range of sports and outdoor activities, including hill and forest walks, climbing, mountaineering, fishing, water sports, mountain biking, golfing and many other outdoor activities.



17 Loch Nevis Terrace, Mallaig



For illustrative purposes only. Not to scale. Plan indicates property layout only. Floor finishes may be different to those shown here.

GENERAL INFORMATION

Services: Mains water, electricity, and drainage. Oil tank.

Council Tax: Band D **EPC Rating:** E46

Gross internal floor area (m²) 138

Local Authority: Highland Council

Land: It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

Home Report: A copy is available through the selling Agent.

Closing Date: A closing date may be set for receipt of offers and interested parties should submit a note of interest.

Viewing: Viewing strictly by appointment through the selling Agent.

Boundary Plan as per Registers of Scotland



LOCATION

Mallaig is approximately 40 miles north of Fort William and Being part of the 'Outdoor Capital of the UK', Mallaig and surrounding areas offer a large range of sports and outdoor activities, including hill and forest walks, climbing, mountaineering, fishing, water sports, mountain biking, golfing and many other outdoor activities.

DIRECTIONS

From Fort William take the A830 "Road to the Isles" for approximately 40 miles to Mallaig. When entering the village and at the roundabout take the 3rd exit continue through the village and up the hill. Follow the road to the right and then the left-hand bend. Take the first right before the Fire Station. 17 Loch Nevis Terrace is on the left and can be identified by the For Sale sign.

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

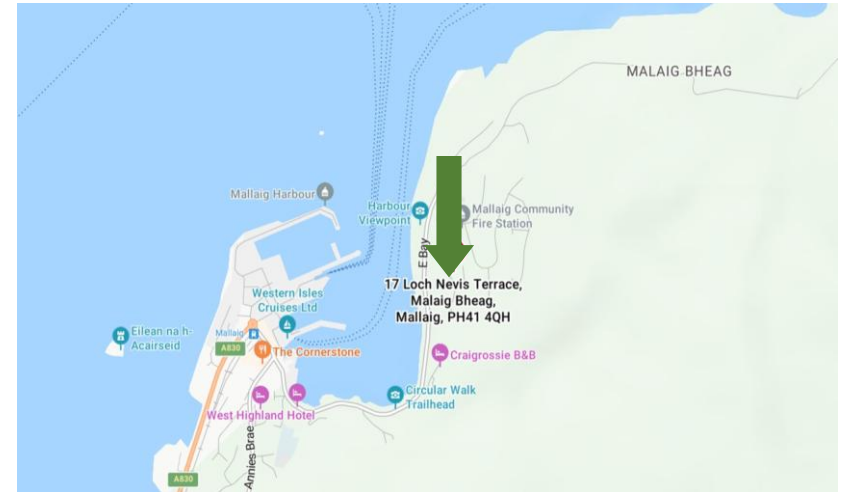
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Other items by way of fixtures and fittings not mentioned in these sales particulars may be available by separate negotiation. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

As this property is located in Lochaber which is a coastal region, flood risk could be an issue and therefore prospective purchasers are advised to check the flood risk (surface water, river & coastal) with SEPA (www.sepa.org.uk).

Prospective purchasers are advised to view the property in person and should they wish to pursue, have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy.



Fiuran

PROPERTY

T: 07471 783 721

E: kellie@fiuran.co.uk

Dail-Uaine

Invercoe

Glencoe

PH49 4HP



