



11 Coteachan Hill

Mallaig, PH41 4QP

Guide Price £162,000

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PROPERTY

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11 Coteachan Hill is a beautifully presented semi-detached House with 2 Bedrooms. Located in the much sought after, popular & picturesque village of Mallaig. With private well-maintained enclosed garden, it would make a wonderful family home, perfect purchase for first time buyers, or an ideal buy to let investment.

Special attention is drawn to the following:-

Key Features

- Lovely semi-detached House
- Recently upgraded & in walk in condition
- Covered front Porch, Hallway, Lounge/Diner
- Kitchen, Vestibule, Upper Landing
- 2 double Bedrooms and Shower Room
- uPVC double glazed windows & external doors
- Air source central heating
- Solar panels with battery storage
- Enclosed Garden to front & rear
- Wonderful family home
- Perfect first time buyers' property
- Ideal buy-to-let investment
- Within walking distance of local amenities
- Regular train and bus service to Fort William



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The ground floor accommodation comprises front covered Porch, Inner Porch, Hallway, Lounge/Diner, Kitchen and Vestibule.

The first-floor accommodation offers the Upper Landing with storage cupboard, 2 double Bedrooms and the Shower Room. There is also a Loft which is accessed via a hatch in the Upper Landing.

In addition to its convenient location, 11 Coteachan Hill offers spacious accommodation in a traditional layout. The property is fully double glazed, benefits from air source central heating & has solar panels to the rear with battery storage.

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

APPROACH

From the front garden and entry via the covered Porch into the Inner Porch.

PORCH 1.3m x 1.1m

With external door to the side elevation, window to the opposite side, laminate flooring and door to the Hallway.

HALLWAY 3.1m x 1.7m (max)

With carpeted stairs rising to the first floor, 3 storage cupboards, radiator, window to the front elevation, fitted carpet and door leading to the Lounge/Diner.

LOUNGE/DINER 5.9m x 3m (max)

A bright room with dual aspect windows to the front & rear elevations, radiator, fitted carpet and door leading to the Kitchen.

KITCHEN 3.4m x 2.4m (max)

Fitted with base & wall mounted units, work surfaces over, electric cooker, sink & drainer, breakfast bar, plumbing for washing machine, space for tumble dryer, radiator, window to the rear elevation, tile effect vinyl flooring and semi open plan to the Vestibule.

VESTIBULE 3.5m x 0.9m

With external door to the rear elevation leading out to the rear garden, storage area with freestanding fridge/freezer and tile effect vinyl flooring.

UPPER LANDING 2.7m x 0.9m

With storage cupboard housing the hot water tank, radiator, fitted carpet and doors leading to both Bedrooms and the Shower Room.

BEDROOM ONE 5m x 2.9m

With window to the front elevation, double built-in wardrobes, radiator and fitted carpet.



BEDROOM TWO 3.4m x 2.9m

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

SHOWER ROOM 2.6m x 1.6m

Fitted with a modern white suite comprising walk-in shower enclosure, wash basin & WC set in a vanity unit, wall mounted mirror, heated towel, rail frosted window to the rear elevation, underfloor heating, partly tiled walls and tiled flooring.

EXTERIOR

With well maintained, enclosed garden to the front and rear. The front garden is bounded by a timber fence and is laid with a mixture of grass & gravel. The rear garden is also enclosed with timber fencing and is laid partly with paving slabs & partly with grass and is offset with a raised bed planted with shrubs, bushes & seasonal planting. The sun trap rear garden offers a private area with ample space for garden furniture, ideal for entertaining, dining alfresco & relaxing. Free on-street parking is located to the front to 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 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.





11 Coteachan Hill, 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.

Council Tax: Band B

EPC Rating: C71

Gross internal floor area (m²) 75

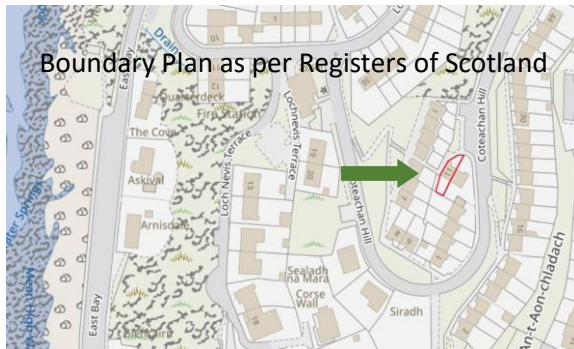
Local Authority: Highland Council

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.



DIRECTIONS

From Fort William take the A82 North. At the roundabout by the BP Station/Ben Nevis Distillery, take the first exit on to A830 for Mallaig. Follow the signs for Mallaig (approx. 40 miles). At the roundabout take the 3rd exit. Continue ahead through the village, at the end of the road take the first right into Loch Nevis Terrace continue onto Loch Nevis Crescent. Turn right immediately after the fire station onto Coteachan Hill. Continue up the hill round to the left. Number 11 is on the left-hand side and can be identified by the For Sale board.

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.



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